

From: Linda Ameer <cest.linda@gmail.com>
Sent: Tuesday, 20 January 2015 9:47 AM
To: Simon Truong
Subject: Submission Details for Linda Ameer (object)

Follow Up Flag: Follow up
Flag Status: Completed

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Linda Ameer
Email: cest.linda@gmail.com

Address:
214 Abercrombie

Redfern, NSW
2016

Content:
Over development of the local area ;

2. Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;
3. Negative impact on the value of surrounding properties;
4. Shadow impact of the current height is unacceptable to the surrounding area;
5. Major Loss of direct sun light to the buildings on the side
6. Use of the building (student Accommodation) not suitable for the area;
7. Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway;
8. No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;
9. The design of this structure does not complement the surrounding local area;
10. Loss of privacy and visual amenity to the surrounding properties;

IP Address: 203-213-87-226.static.tpgi.com.au - 203.213.87.226
Submission: Online Submission from Linda Ameer (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=115697

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Linda Ameer

E : cest.linda@gmail.com

Simon Truong

From: Peter Sievert <sevvymcc@gmail.com>
Sent: Tuesday, 20 January 2015 1:05 PM
To: Simon Truong
Subject: Submission Details for Peter Sievert (object)

Follow Up Flag: Follow up
Flag Status: Completed

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Peter Sievert
Email: sevvymcc@gmail.com

Address:
1606/157 Redfern St

Redfern, NSW
2016

Content:

we strongly oppose this development particularly the lack of separation between our apartment and the new development. It will have a serious impact on our privacy. Other concerns we have are the devaluation of our apartment. we will lose extensive views. The creation of more laneways and lack of parking will also have safety implications. There was very little public consultation regarding this development and the timing over the Christmas period was unfortunate.

IP Address: - 101.170.255.249

Submission: Online Submission from Peter Sievert (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=115700

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Peter Sievert

E : sevvymcc@gmail.com

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Simon Truong

From: Peter Sievert <sevy.mcc@gmail.com>
Sent: Wednesday, 28 January 2015 2:08 PM
To: heffron@parliament.nsw.gov.au
Cc: Simon Truong
Subject: SSD6724

Follow Up Flag: Follow up
Flag Status: Completed

Dear sir i would like to express my dismay that NSW planning is considering this development. I have made my objections clear to NSW Planning and Environment. This development will impact greatly on our privacy, view, and sunlight. We paid for a prestige apartment in our retirement years in Redfern and we do not want to have it degraded by what is essentially a boarding house. Accommodation for 378 students all with windows fronting our apartment block. There is not one car space included in the development. This is such a large building on a small parcel of land. The developers are including 2 new laneways which is the last thing Redfern needs. The almost total lack of consultation and hurriedness that this development is being pushed through is concerning. It would be appreciated if you would have a look at this development. Regards Peter Sievert.

Peter & Wendy Sievert
1606/157 Redfern Street
Redfern 2016



From:
Sent: Wednesday, 21 January 2015 11:04 PM
To: Simon Truong
Subject: Submission Details fo : (support)

Follow Up Flag: Follow up
Flag Status: Completed

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name
Ema

Address:

Redfern, NSW
2016

Content:

I have read the application and associated information and the website <http://www.stopiglu.com/> which has made the following claims and wish to generally support this development.

I am rebutting the objections of the Stop Iglu campaign as follows.

Inadequate Prior Community Consultation - There appears to have been more than adequate consultation - if people are not interested in reviewing the proposal then not much that IGLU can do.

Destruction of Regent St frontage - the buildings on Regent St are old and need destruction - they are extremely run down and is a busy main street

Violation of existing building separations - Potentially the only issue which might be valid but seems to be very minor

Dramatic impact to privacy of 157 Redfern St and 7-9 Gibbons St - There was always the potential for developments of a similar height to these buildings so not sure why they are objecting except to keep their precious views - seems a bit NIMBY.

OverShadowing of existing buildings - this objection makes no sense and seems to be repeat of the above objection

Dramatic impact to value and aesthetics of current developments - Again this seems to be a false assumption that no further development would occur.

Parking issues - based on a false assumption that students will buy cars - the reality is they will use the trains and buses.

Lack of need for this style of expensive Student housing - The housing isn't expensive - compared to market rent for similiar acco and with the redevelopment of Chippendale market rents have substantially increased.

Introduction of transient non-family orientated populations - Again this seems to irrelevant as the area if full of people who are here for a period of time.

Influx of drinking age students to the Redfern area - This is a false assumptions - these days students are more likely to be studying than drinking.

Noise pollution - There is so much street noise already that this comment makes no sense

Finally the opposition campaign on the website is unknown however the register of the domain shows their address as 5-7 Gibbons St, Redfern so they would appear to have some interest whether as a resident or owner to object to this for personal reasons.

Simon Truong

From: Darren Johnston <propertyinvest73@gmail.com>
Sent: Friday, 23 January 2015 5:35 PM
To: Simon Truong
Subject: Submission Details for Darren Johnston (object)

Follow Up Flag: Follow up
Flag Status: Completed

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Darren Johnston
 Email: propertyinvest73@gmail.com

Address:
 114/199 Regent Street

Redfern, NSW
 2016

Content:

I am most concerned about the lack of public consultation. I cannot believe that someone in the dei cota building facing east would not attempt to stop this unrequired construction. The only people in attendance for most meetings were people associated with the project.

Privacy of 157 Redfern St and 7-9 Gibbons St will be jeopardised by this new building by the sheer size of this building on the site involved.

Parking is bad enough without this going through.

RECONSIDER IT COMPLETELY OR SCALE IT BACK TO A THIRD OF THE SIZE

IP Address: - 203.46.237.101
 Submission: Online Submission from Darren Johnston (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=115953

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Darren Johnston

E : propertyinvest73@gmail.com

Simon Truong

From: Jason Tozer <jason_tozer@hotmail.com>
Sent: Monday, 26 January 2015 10:18 AM
To: Simon Truong
Subject: Submission Details for Jason Tozer (object)
Attachments: JTOZER_ OBJECTION.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Jason Tozer
 Email: jason_tozer@hotmail.com

Address:
 809/7-9 Gibbons Street

Redfern, NSW
 2016

Content:

I object to the proposal on the following grounds:

1. Had inadequate community consultation
2. Ignores the Indigenous heritage and needs of the area
3. Would have a significant negative impact on the value of surrounding real estate
4. Seeks to violate planning laws
5. Is not the best use of the site
6. Is a purpose-specific design that would be difficult to make use of if the business fails
7. Would have a significant overshadowing impact to surrounding area
8. Would cause loss of privacy and visual aspects to surrounding properties
9. Provides no parking and would impact to on-street parking
10. Would increased motor traffic congestion and does not allow for vehicle access it
11. Provides minimal commercial real estate and unneeded facilities such as a dancing studio
12. Would further saturate the student housing market in the area and as such face high competition
13. Introduced a transient, non-community orientated population to the area
14. Increase of drinking age students to the Redfern area
15. Destruction of historic facades on Regent Street

IP Address: 14-203-202-45.tpgi.com.au - 14.203.202.45
 Submission: Online Submission from Jason Tozer (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=115976

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Jason Tozer

E : jason_tozer@hotmail.com

Date: 19/01/2015

NSW Government – Planning & Environment
Attn: Manager – Key Sites (Cameron Sargent)
GPO BOX 39
Sydney NSW 2001

Dear NSW Planning and Environment,

RE: 60-78 Regent Street, Redfern - Mixed Use Student Housing

Your Ref: SSD 6724

Reference is made to the above mentioned building application ("the proposal") lodged by Iglu Pty Ltd ("Iglu").

I am the owner and occupier of apartment 809/7-9 Gibbons Street, Redfern.

I am writing to you in objection to the proposed development for this site. My reasons for this are:

IMPACT TO CURRENT RESIDENTS AND BUSINESS

1. Inadequate community consultation

JBA, the company handling the proposal on behalf of Iglu, did not engage with the community adequately to ascertain its knowledge and opinions in relation to it.

This is evidenced by:

- JBA stating that it sent out the inadequate amount of 300 "postcards" to surrounding residents and businesses notifying of the single information session in relation to the proposal;
- with the Decitoea building at 157 Redfern Street ("Decitoea") and URBA building at 7-9 Gibbons Street ("URBA") having in excess of 120 apartments each, the residents of these two buildings combined would account for more than 80 per cent of the 300 postcards dropped in the area;
- my wife and I lived less than five minute's walk from our current new residence in URBA and did not receive a postcard inviting us to the information session;
- there was no advertising of the information session in local media such as the *South Sydney Herald*;
- only one information session was held despite the population density of the area;
- the information session was held on a Thursday evening not allowing shift workers and those working evenings to attend;
- the information session was held less than two weeks before the majority of residents of URBA moved in, meaning a significant portion of the surrounding population to the proposal was not consulted in any way;

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- only eight people attended the information session despite it being an obviously controversial proposal;
- subsequent information sessions were not scheduled despite the obvious failure to engage the surrounding community; and
- the date of the information session placed it in an extremely busy time of year for families and businesses with its proximity to Christmas and New Year holidays.

With JBA's obvious failure to properly consult the community, the proposal does not contain adequate information as to community's views. With such a controversial proposal, properly consulting the community should have been a high priority for JBA and Iglu, however they have not acted within the spirit of the requirement.

Therefore the community comments as outlined in the EIS prepared by JBA (and detailed in appendix J) should not be seen as a fair representative view of the community.

2. Indigenous culture and heritage ignored

The Redfern area has a strong connection to our nation's Indigenous population with many Indigenous people living in the area.

The proposal does not offer any housing or facilities to assist the Indigenous population of the area.

3. Significant negative impact on the value of surrounding real estate

If the proposal were constructed it would have a significant negative effect on residential and commercial real estate values in the surrounding area.

The reasons for this include that the proposal:

- would violate current planning laws to fit a large building on a very small area;
- would cause huge shadows to fall over the majority of units in Deicota and URBA;
- would present a significant invasion to the privacy of residents in Deicota and URBA;
- would block views of the local surrounds from Deicota and URBA which provide both natural light and aesthetic value to residents in those buildings;
- would place a huge burden on current parking and roads leading to reduced parking available for permanent residents and increased traffic congestion;
- adds minimal commercial facilities to service such an dramatic increase in population;
- would continue to saturate the student housing market in the area;
- would possibly increase alcohol related crime in the area; and
- introduce a transient population synonymous with high-alcohol consumption, loud-noise production outside of regulated hours and minimal community involvement.

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PROBLEMS DUE TO DESIGN, SIZE AND PROXIMITY OF BUILDING

4. The proposal seeks to violate planning laws

The proposed development is completely inappropriate for the site. This is evident by the fact that it requires not one, but two changes to setbacks as set out in current planning controls to make the project viable.

These setbacks are important, with one preserving the character of Redfern via Regent Street and the other preserving privacy and amenity for nearby residents who have purchased apartments expecting to be protected by current planning controls.

The proposal seeks to significantly violate the required distances for a structure of its size from the street and from surrounding buildings according to the NSW Planning and Environment's Residential Flat Design Code ("the Code").

The proposal seeks to set the building back only three metres away from Regent Street in breach of the required eight metres under the Code.

The proposal, more importantly, seeks to build an 18-storey tower less than 14 metres away from Deicota. This is approximately 10 metres less than the minimum 18-metre separation required by the Code between buildings of nine stories or more where habitable rooms and balconies face one another on opposing buildings such as in the proposal.

The Code states:

"Buildings which are too close together also create amenity problems inside the building, for the space between and for neighbouring buildings. These problems include lack of visual and acoustic privacy, loss of daylight access to apartments and to private and shared open spaces."

The objectives of the specified gaps are listed in the Code as:

- "To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.
- To provide visual and acoustic privacy for existing and new residents.
- To control overshadowing of adjacent properties and private or shared open space.
- To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants.
- To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow.

Given these design laws, it is clear that the site is unsuitable for the proposal because if constructed it would present all the problems to its surrounding area anticipated by the Code and more such as effects on traffic. These are discussed further below.

5. The proposal is not the best use of the site

The site of the proposal is valuable land given its proximity to public transport and the CBD of Sydney.

The proposal (and student housing) is not only inappropriate for the site specifically, but also for the location.

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Developable land in proximity to railway stations in inner Sydney is scarce. Due to the location of the site the vast majority of students will not need to use the train station for daily trips to University.

Also the proposal is a purpose-specific design suited only to student accommodation. The proposal would not be easily retrofitted or adapted for other uses should the business model fail.

Such valuable land so close to the city would be more suited to a residential premises working within the Code. This would provide housing for people and families who would engage in the community and be more able to contribute to the local economy.

A strictly residential use of the site would also see the greatest value to Sydney with residents frequently using Redfern station to commute to work.

6. Shadow impact of the proposal

The shadow impact of the proposal on residents in Deicota and URBA and surrounding businesses would be significant due to the 18-storey height.

In winter, the majority of residents on the eastern sides of Deicota and URBA would have their current natural light blocked by the shadow of the proposal.

This would only be marginally better for the residents of URBA during summer months; Deicota residents would have their natural light blocked all year round.

A building of no more than four stories is far more suited to the size of proposed site considering the surrounding buildings and shadow effect of construction a building any taller.

7. Loss of privacy to surrounding properties

The proposal seeks to significantly invade the privacy of residents in Deicota and URBA.

The design of dorms in the proposal would mean while students study at the immovable desks in their rooms, they would face into the bedrooms and living areas of residents of Deicota and URBA.

At less than 14 metres away from Deicota, this would present a significant invasion of privacy, even more so than that anticipated by the Code, because students would be sitting for long periods of time less than the length of two cars away as they study.

In addition to this, common living areas are also proposed to face bedroom and living areas of Deicota and URBA.

8. Loss of visual aspects to surrounding properties

People living in Deicota would have their aesthetically pleasing views of the Redfern and Surry Hills areas completely replaced with the proposal.

JS

People living in URBA would have up to 60 per cent of their aesthetically pleasing views of the same surroundings blocked by the proposal.

Owner-occupiers, investors and renters of Deicota and URBA have paid premium purchase prices and rents under the impression that Local and State design laws would prevent any such construction ever blocking their views in such a significant way.

To block these views would have a significant impact on investors' capacity to earn rent and on the value of property of both owner-occupiers and investors as discussed earlier.

TRAFFIC AND PARKING PROBLEMS

9. Impact to on-street parking

With no parking facilities in the proposal, residents of it and their guests would have to rely on on-street parking in the surrounding area.

This would place a huge demand on an already scarce resource.

10. Increased motor traffic congestion

The proposal does not assist the community in servicing the large population it seeks to introduce with new roads or improved existing roads.

The proposal does not seek to upgrade or widen surrounding roads or add new roads to service the increased motor traffic congestion it would create.

This may be due to the fact that there is no room to accommodate such traffic improvements, which only continues to suggest that the proposed site is entirely unsuitable for the proposal.

11. No allowance for vehicle access to proposed development

The proposed development allows for no direct vehicle access to its front entry.

It is a significant design flaw that there is nowhere for vehicle to stop, even temporarily.

This places a huge demand on the busy street of Regent Street and surrounding side streets to accommodate stopping traffic. This would further add to the traffic congestion discussed above.

ECONOMIC IMPACT TO REDFERN AREA

12. Minimal and unneeded commercial real estate in proposal

The proposal does not assist the community in servicing the large population it seeks to introduce by adding enough commercial real estate to the area for business to grow and provide services for such a dramatic increase in population within such a small area.

Unlike Deicota and URBA, which have currently or plan to provide commercial services including an RSL, podiatrist, hair dresser, cafes, restaurants, office space, supermarket and doctor's surgery, the proposal only seeks to add minimal commercial real estate with purposes not needed in the area.

The proposal seeks to dedicate a large portion of its commercial component to a dance studio. The area already has a number of dance studios in close proximity such as Dance Central on Cleveland Street, Latin Dance Australia and Urban Dance Centre on Broadway and Dance Alive Studios on Regent Street.

13. Saturation of student housing market in Redfern and immediate surrounding area

Within the area of Chippendale, Camperdown, Newtown, Central, Haymarket and Ultimo there is an abundance of current, under constructions and proposed student accommodation.

The proposal states there is an inherent need for this type of housing but fails to state how saturated the market is already and what student accommodation is currently under construction much closer to universities.

There is no need for any further student housing given the saturated market in the area which includes:

- Unilodge at 185 Broadway, Ultimo with 586 student accommodation units with housing 686 student beds;
- Central Park Block 4S, under construction, to house 688 student accommodation units;
- Urbanest, 83 Quay Street Haymarket;
- Urbanest, 483 Wattle Street, Ultimo;
- Urbanest, 142 Abercrombie Street, Redfern;
- Urbanest, 150-152 City Road, Darlington, under construction, set to house 456 students;
- Iglu Central, 1 Regent Street Chippendale;
- Current Sydney University on-campus, self-catered accommodation in Camperdown including Darlington House, Selle House, Sydney University Village and Stucco and similar terraced typed housing;
- Proposed Sydney University on-campus, self-catered accommodation at the Queen Mary Building for 802 students;
- Proposed on-campus, self-catered accommodation on Abercrombie Street, Redfern at the old site of The Shepard Centre and Boundary Lane Children's Centre; and
- Current Sydney University on-campus, catered accommodation in Camperdown and Newtown including International House, Mandelbaum House, Sancta Sophia

JS

College, St Andrew's College, St John's College, St Paul's College, Wesley College and Women's College.

There is a genuine concern that if demand for this type of accommodation wanes in the future (after construction) there is little recourse to allow the proposed development to be utilised in a productive way.

This becomes a greater issue as the site is in a sort after location for residential apartment living due to local amenities and proximity to Redfern train station.

14. The proposal would face high competition at the proposed site

There would be minimal demand for such student accommodation in the location proposed.

Iglu provides high-density student accommodation at approximately \$26 to \$29 per square meter of personal living space (figures do not take into account shared bathroom or kitchen areas and based on \$500 for a 19 square metre studio and \$385 for a 13 square metre dorm room).

Comparatively, a single bedroom apartment in URBA can be provided to students at \$9.33 per square metre (based on \$570 rent per week, \$1200 per annum for electricity and \$720 per annum for NBN internet in a 65 square metre apartment).

In the location it proposes, Iglu would face heavy competition by privately built dwellings as a higher quality of lifestyle is offered at a significantly reduced cost.

In addition to this, it would face competition from the saturated market of current student accommodation discussed above.

SOCIAL IMPACT TO REDFERN AREA

15. Introduction of transient, non-community orientated population

The proposal would introduce a transient population of 370 tertiary students to be housed in a very dense residential format of 134 small student accommodation units.

This population would generally consist of single, 18-24 year-old, low-income students who invest the majority of their time in tertiary study and part-time employment.

As such, their engagement with the community and local businesses would be minimal as the population comes and goes with the cycle of university schedules and completion of degrees.

With youth unemployment in Australia currently at 14 per cent and the proposed cost of living in the student accommodation extremely high, the introduction of this population would add very little to the local economy.

Also, unlike recent developments, such as Deicota and URBA, which have brought many young families to reside in the area, this development would add little to the existing community by way of an engaging population.

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16. Increase of drinking age students to the Redfern area

The significant increase of drinking age tertiary students could pose alcohol related crime problems for the area.

Students could pose licensing problems themselves or present as easy targets of crime due to intoxication.

17. Destruction of historic facades on Regent Street

The proposal seeks to demolish current historic shop fronts along Regent Street and replace it with a low cost, modern design shop front.

Historic buildings such as those sought to be demolished bring history and character to the Redfern area. To demolish this and replace them with a design that has placed reduced cost as a priority over aesthetic value would see the Redfern area lose what makes it unique.

18. Profit of Iglu placed above community interests

It is easily inferred from the proposal that Iglu has put its own financial interests ahead of the interests of the community it seeks to enter.

This is evidenced by everything discussed in this objection.

As representatives of the community, the State Government should not approve such a blatantly obvious proposal of self-interest.

Conclusion

For the reasons discussed above, this proposal is not in the interests of the permanent residents in the Redfern area.

With very little research and consideration required, it is obvious the proposal is very controversial due to the significant negative impact it will have on surrounding residents.

If the proposal were approved, its construction would have a permanent negative impact on a far greater population of people than the 370 students it seeks to service. Also, the people it would negatively impact would be permanent residents of the community, while the people it would benefit would be transient to the area.

Permanent residents of the area are voting members of the electorate and as such have a genuine interest in the community and its development as it is to their benefit for the area to grow in a positive way, unlike a student population with no right to vote in local elections.

It is easily inferred from JBA's, and therefore Iglu's, poor attempt to engage the community and the proposal's design that Iglu only has put financial considerations above community and environmental interests.

The NSW State Government should place the interests of its permanent residents over those of a corporation and the relatively small specific transient population it seeks to service.

Based on the above objections as outlined, the current application should be refused.

Regards,

A handwritten signature in blue ink, appearing to read 'J Tozer', with a large loop at the end of the 'z'.

Jason Tozer



Simon Truong

From: Gabrielle Tozer <gabrielletozer@gmail.com>
Sent: Monday, 26 January 2015 10:19 AM
To: Simon Truong
Subject: Submission Details for Gabrielle Tozer (object)
Attachments: GTOZER_ OBJECTION.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Gabrielle Tozer
Email: gabrielletozer@gmail.com

Address:
809/7-9 Gibbons Street

Redfern, NSW
2016

Content:

I object to the proposal on the following grounds:

1. Had inadequate community consultation
2. Ignores the Indigenous heritage and needs of the area
3. Would have a significant negative impact on the value of surrounding real estate
4. Seeks to violate planning laws
5. Is not the best use of the site
6. Is a purpose-specific design that would be difficult to make use of if the business fails
7. Would have a significant overshadowing impact to surrounding area
8. Would cause loss of privacy and visual aspects to surrounding properties
9. Provides no parking and would impact to on-street parking
10. Would increased motor traffic congestion and does not allow for vehicle access it
11. Provides minimal commercial real estate and unneeded facilities such as a dancing studio
12. Would further saturate the student housing market in the area and as such face high competition
13. Introduced a transient, non-community orientated population to the area
14. Increase of drinking age students to the Redfern area
15. Destruction of historic facades on Regent Street

IP Address: 14-203-202-45.tpgi.com.au - 14.203.202.45
Submission: Online Submission from Gabrielle Tozer (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=115978

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Gabrielle Tozer

E : gabrielletozer@gmail.com

Date: 19/01/2015

NSW Government – Planning & Environment
Attn: Manager – Key Sites (Cameron Sargent)
GPO BOX 39
Sydney NSW 2001

Dear NSW Planning and Environment,

RE: 60-78 Regent Street, Redfern - Mixed Use Student Housing


Your Ref: SSD 6724

Reference is made to the above mentioned building application ("the proposal") lodged by Iglu Pty Ltd. I am the owner and ~~the~~ occupier of apartment 809/7-9 GIBBONS ST, Redfern. I am writing to you in objection to the proposal. My reasons for this are because the proposal:

1. Had inadequate community consultation
2. Ignores the Indigenous heritage and needs of the area
3. Would have a significant negative impact on the value of surrounding real estate
4. Seeks to violate planning laws
5. Is not the best use of the site
6. Is a purpose-specific design that would be difficult to make use of if the business fails
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11. Provides minimal commercial real estate and unneeded facilities such as a dancing studio
12. Would further saturate the student housing market in the area and as such face high competition
13. Introduced a transient, non-community orientated population to the area
14. Increase of drinking age students to the Redfern area
15. Destruction of historic facades on Regent Street

Based on the above objections as outlined, the current application should be refused.

Regards,


GABBY TOZER



- Site: 60-78 Regent Street, Redfern -- Job: Mixed Use Student Housing -- Annex: EIS - Website Submissions -
- Activity: Online Submission from yangyang zhang (object) -

Online Submission from yangyang zhang (object)



yangyang zhang<ryanzhang@me.com>

To: Simon Truong

Jan 27 (7 days ago)

I have been renting in this building since 2012.
I strongly object to this project.

There is not enough separation between the new building and the current building which result in no privacy , no sunlight.

Email Details

Created	9:06 PM - Tue Jan 27, 2015
Logged for	27/01/2015
Priority	Medium
Class	Object
Tags	
Visibility	All



- Site: 60-78 Regent Street, Redfern -- Job: Mixed Use Student Housing -- Annex: EIS - Website Submissions -
- Activity: Online Submission from Stuart Beckingham (object) -

Online Submission from Stuart Beckingham (object)



Stuart Beckingham <stuartianbeckingham@hotmail.com>
To: Simon Truong

Jan 28 (7 days ago)

Date: 28 January 2015

NSW Government - Planning & Environment

Attn: Manager - Key Sites (Cameron Sargent)

GPO BOX 39 Sydney NSW 2001

Dear Sir,

RE: 60-78 Regent Street, Redfern - Mixed Use Student Housing

Your Ref: SSD 6724

Reference is made to the above mentioned building application.

I am the owner of Apartment 18.04/7-9 Gibbons Street, Redfern.

I am writing to you in objection for the proposed development for this site. My reasons for this are:

1. Over development of the local area ;
 2. Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;
 3. Negative impact on the value of surrounding properties;
 4. Shadow impact of the current height is unacceptable to the surrounding area;
 5. Use of the building (student Accommodation) not suitable for the area;
 6. Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway;
 7. No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;
 8. The design of this structure does not complement the surrounding local area;
 9. Loss of privacy and visual amenity to the surrounding properties;
- Based on the above objections outlined the current application should not be approved.

Regards,

Stuart Beckingham

Email Details

Created 8:57 AM - Wed Jan 28, 2015
Logged for 28/01/2015

Priority Medium
Class Object
Tags
Visibility All



- Site: 60-78 Regent Street, Redfern -- Job: Mixed Use Student Housing -- Annex: EIS - Website Submissions -
- Activity: Online Submission from Andrew Tunks of SP86509 (object) -

Online Submission from Andrew Tunks of SP86509 (object)



Andrew Tunks <andrew@netstrata.com.au>

To: Simon Truong

Jan 28 (6 days ago)

NSW Government - Planning & Environment
Attn: Manager - Key Sites (Cameron Sargent)
GPO BOX 39 Sydney NSW 2001

Dear Sir,

RE: 60-78 Regent Street, Redfern - Mixed Use Student Housing

Your Ref: SSD 6724

Reference is made to the above mentioned building application.

I am strata manager of 157-161 Redfern Street, Redfern.

I am writing to you in objection for the proposed development for this site. My reasons for this are:

1. Over development of the local area ;
2. Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;
3. Negative impact on the value of surrounding properties;
4. Shadow impact of the current height is unacceptable to the surrounding area;
5. Use of the building (student Accommodation) not suitable for the area;
6. Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway;
7. No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;
8. The design of this structure does not complement the surrounding local area;
9. Loss of privacy and visual amenity to the surrounding properties;

Based on the above objections outlined the current application should not be approved.

Regards,

Andrew Tunks
Netstrata

Email Details

Created 12:08 PM - Wed Jan 28, 2015
Logged for 28/01/2015

Priority Medium
Class Object
Tags
Visibility All

Simon Truong

From: Seng Teh <patrick.teh@se1.bp.com>
Sent: Wednesday, 28 January 2015 2:06 PM
To: Simon Truong
Subject: Submission Details for Seng Teh (object)

Follow Up Flag: Follow up
Flag Status: Completed

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Seng Teh
 Email: patrick.teh@se1.bp.com

Address:
 7-9 Gibbons Street

Redfern, NSW
 2016

Content:
 I am the owner of an apartment on 7-9 Gibbons Street, Redfern NSW 2016.

I am writing to you in objection for the proposed development for this site. My reasons for this are:-

1. Over development of the local area ;
2. Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;
3. Negative impact on the value of surrounding properties;
4. Shadow impact of the proposed height is unacceptable to the surrounding area;
5. Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway;
6. No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;
7. The design of this structure does not complement the surrounding local area;
8. Loss of privacy and visual amenity to the surrounding properties

In my view, the current application should be rejected based on the above reasons.

Regards
 S Teh

IP Address: egress730.cws.sco.cisco.com - 108.171.134.189
 Submission: Online Submission from Seng Teh (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116017

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Seng Teh

E : patrick.teh@se1.bp.com

From: >
Sent: Thursday, 29 January 2015 10:02 AM
To: Simon Truong
Subject: Submission Details for (object)

Follow Up Flag: Follow up
Flag Status: Completed

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name
Email: le v

Address:
157 Redfern Street

Redfern, NSW
2016

Content:

I live in the building that is likely to be impacted most by the construction of the proposed building. From the information available I have concerns regarding many aspects of the proposal including but not limited to the impact on privacy of existing residents, reduction of local street parking availability, deteriorating the aesthetics of the frontage of Regent street, lack of natural light able to reach existing residential properties and the introduction of 370 student aged residents into the area.

The submission appears to have no real consideration for the current residents of the area with the impact especially being felt by the existing deicota properties. The proposal seems entirely fiscally motivated with very little consideration for the surrounding area and existing residents.

I strongly object to the submission.

From the Residential Flat Design code: Buildings which are too close together create amenity problems inside the building, for the space between and for neighbouring buildings. These problems include lack of visual and acoustic privacy, loss of daylight access to apartments and to private and shared open spaces. Buildings of nine storeys and above need

- 24 metres between habitable rooms/balconies
- 18 metres between habitable rooms/balconies and non-habitable rooms
- 12 metres between non-habitable rooms

My understanding is that only some 13 meters between the buildings is proposed. Additionally, I understand the shared student accommodations are designed with a window and desk directly facing the existing building. Which will result in extended periods of students staring into existing bedrooms and living rooms. This is not acceptable.

The overshadowing issues are of great concern also. It is my understanding that the construction of the 18 storey Iglu would block natural light to at least 35 apartments. Again - entirely unacceptable and exacerbated no doubt due to the close proximity the building is proposed to be built.

For a proposal that is so clearly in breach of planning rules, that will have such a significant negative impact on residents, I find it hard to understand why only a small amount of people (8) attended the community consultation in Redfern. I live in the Deicota building and I can confirm I never received information relating to this information evening. Regardless, I think further community consultation needs to take place regarding this submission as I cannot see that any positive impacts will be brought to the community.

The Iglu business model charges upwards of \$400 a week for a bedroom in shared accommodation. This sort of pricing attracts one very specific type of student, one likely to also afford a car. With no onsite parking this will significantly affect the surrounding streets. This type of student population will provide minimal community benefit to the Redfern surrounds.

Redfern is already suffering from the overflow of the CBD lockout laws. While the small bars of Redfern are great, such a large influx of student age drinkers will only increase the alcohol related issues the surrounding streets of Redfern being impacted by.

The whole proposal seems very rushed, without public consultation and without any warning to residents. I fear the only benefits from this proposed building would be to the Owner, Iglu P/L. I urge the Department to decline permission for this application.

IP Address: - 164.44.0.38

Submission: Online Submission from (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116043

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

From: YI SHEN <shenyishawn@gmail.com>
Sent: Thursday, 29 January 2015 10:05 AM
To: Simon Truong
Subject: Submission Details for YI SHEN (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: YI SHEN
Email: shenyishawn@gmail.com

Address:
606

Redfern, NSW
2016

Content:

Am the owner of Unit 606 in building next to this new development, i strongly object to this development and would like to be contacted by department of planning or city council if possible. This project have huge negative impact to my apartment, my lifestyle and to my community living.

First, the setback is a major concern. There is simply not enough separation between our building and the new building. I don't know how you will address this but i think this is hard fact that when you build a new building you need to leave enough gap between the two and as far as i know it is simply not enough nor legal to build a build 18 high building only 13meters from each other?!

Consequently, if the setback is ignored and this building goes ahead, i will lose my right to sunlight as well as basic privacy. I have morning sun at the moment for a couple of hours, in future, this means i literally have no sunlight at all since i have a huge building right in front of my nose. AND my blinds will be down at all the time in order to have privacy but that means my whole apartment will become a dark room, it is very depressing to think about that. The value of my apartment will drop because no one would like to live in a apartment facing another building 13 meters away.

Another concern is the wind. Currently our building can be very windy already (but still safe). If this building create a wind tunnel. it could potentially increase the wind and make it unsafe. If you come to my apartment in a windy day you would probably understnad what i mean by that. Or you can email me or give me a call to discuss this concern as it can be a bit technical.

There are a lot of other concerns for the neighborhood as well. Redfern is becoming more family oriented and most people living in our building at the moments are owner occupied, in future, we will have to move out since this whole area will become more student rent apartment. There will be more pubs, night clubs, think of the noice, the traffic jam (due to lack of car park), the potential volence around this area. Owners like me will be forced to move out to pursue a better and quieter lifestyle.

Those townhouse on regent street is part of the history. By squeeze in another 18 storage building in such a small land will destroy the look of the street.

Overall, i really have little confidence to stop such an unconsiderate and unnessary project but i know how much money the developer can make if they push this ahead. I hope the city and state government can listen to the voice of the individuals and do the best for its people and the commodity. So i strongly object to this.

Thanks and best regards SHEN

IP Address: - 59.152.221.150
Submission: Online Submission from YI SHEN (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116047

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

YI SHEN

E : shenyishawn@gmail.com

Simon Truong

From:
Sent: Thursday, 29 January 2015 10:23 AM
To: Simon Truong
Subject: Submission Details for (object)
Attachments: Draft For Submissions to Council.pdf

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:
Email:

Address:
157 Redfern St

Redfern, NSW
2016

Content:
Date: 29/01/2015

NSW Government - Planning & Environment
Attn: Manager - Key Sites (Cameron Sargent)
GPO BOX 39 Sydney NSW 2001

Dear Sir,

RE: 60-78 Regent Street, Redfern - Mixed Use Student Housing
Your Ref: SSD 6724

Reference is made to the above mentioned building application.

I am the owner of Apartment in 157-161 Redfern Street, Redfern.

I am writing to you in objection for the proposed development for this site. My reasons for this are:

Over development of the local area ;
Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;
Negative impact on the value of surrounding properties;
Shadow impact of the current height is unacceptable to the surrounding area;
Use of the building (student Accommodation) not suitable for the area;
Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway;
No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;
The design of this structure does not complement the surrounding local area;
Loss of privacy and visual amenity to the surrounding properties;
The proposed building will be metres from our apartment.
The proposed building contradicts guidelines in the Redfern development plan
The assertion by the developers that student's in a hostel do not spend a lot of time in their room holds little merit

Based on the above objections outlined the current application should not be approved.

Regards,

IP Address: ppp68-25.static.internode.on.net - 59.167.68.25
Submission: Online Submission from (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116049

Date: 29/01/2015

NSW Government – Planning & Environment
Attn: Manager – Key Sites (Cameron Sargent)
GPO BOX 39 Sydney NSW 2001

Dear Sir,

RE: 60-78 Regent Street, Redfern - Mixed Use Student Housing
Your Ref: SSD 6724

Reference is made to the above mentioned building application.

I am the owner of Apartment in 157-161 Redfern Street, Redfern.

I am writing to you in objection for the proposed development for this site. My reasons for this are:

1. Overdevelopment of the local area;
2. Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;
3. Negative impact on the value of surrounding properties;
4. Shadow impact of the current height is unacceptable to the surrounding area;
5. Use of the building (student Accommodation) not suitable for the area;
6. Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway;
7. No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;
8. The design of this structure does not complement the surrounding local area;
9. Loss of privacy and visual amenity to the surrounding properties;
10. The proposed building will be metres from our apartment.
11. The proposed building contradicts guidelines in the Redfern development plan
12. The assertion by the developers that student's in a hostel do not spend a lot of time in their room holds little merit

Based on the above objections outlined the current application should not be approved.

Regards,



Simon Truong

From: [REDACTED]
Sent: Thursday, 29 January 2015 10:29 AM
To: Simon Truong
Subject: Submission Details fo (object)
Attachments: Draft For Submissions to Council_1.pdf

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name: [REDACTED]
 Email: \ [REDACTED]

Address:
 157 Redfern St

Redfern, NSW
 2016

Content:
 I am writing to you in objection for the proposed development for this site. My reasons for this are:

Over development of the local area ;
 Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;

Negative impact on the value of surrounding properties;
 Shadow impact of the current height is unacceptable to the surrounding area;

Use of the building (student Accommodation) not suitable for the area;

Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway;

No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;

The design of this structure does not complement the surrounding local area;
 Loss of privacy and visual amenity to the surrounding properties;

The proposed building will be meters from our apartment and block out all views

As a long term Sydney and Redfern resident I am committed to being part of the local community and part of the regeneration of a community within Redfern - this development will not benefit the local community and it's growth.

Based on the above objections outlined the current application should not be approved.

IP Address: ppp68-25.static.internode.on.net - 59.167.68.25
 Submission: Online Submission from (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116051

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Yvette Lewington

E : vetlamb@gmail.com

Date: 29/01/2015

NSW Government – Planning & Environment
Attn: Manager – Key Sites (Cameron Sargent)
GPO BOX 39 Sydney NSW 2001

Dear Sir,

RE: 60-78 Regent Street, Redfern - Mixed Use Student Housing
Your Ref: SSD 6724

Reference is made to the above mentioned building application.

I am the owner of Apartment in 157-161 Redfern Street, Redfern.

I am writing to you in objection for the proposed development for this site. My reasons for this are:

1. Over development of the local area ;
2. Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;
3. Negative impact on the value of surrounding properties;
4. Shadow impact of the current height is unacceptable to the surrounding area;
5. Use of the building (student Accommodation) not suitable for the area;
6. Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway;
7. No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;
8. The design of this structure does not complement the surrounding local area;
9. Loss of privacy and visual amenity to the surrounding properties;
10. The proposed building will be metres from our apartment and block out all views
11. As a long term Sydney and Redfern resident I am committed to being part of the local community and part of the regeneration of a community within Redfern - this development will not benefit the local community and it's growth.

Based on the above objections outlined the current application should not be approved.

Regards,

Simon Truong

From: T
Sent: Thursday, 29 January 2015 1:06 PM
To: Simon Truong
Subject: Submission Details for [redacted] (object)
Attachments: STOP IGLU objection letter Version 1.pdf

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name: [redacted]

Email: [redacted]

Address: [redacted]
 7-9 Gibbons St Redfern

Redfern, NSW
 2016

Content:
 Please refer to the PDF attachment below.

IP Address: c27-253-108-247.carlnfd2.nsw.entusnet.com.au - 27.253.108.247

Submission: Online Submission from [redacted] (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116061

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

E [redacted] [redacted]

Objection to the construction of an 18 STORY BUILDING “Iglu Student Accommodation” at 60-80 Regent Street Redfern

Our key objections to the proposed building development are summarized as follows:

1. Inadequate prior community consultation
2. Destruction of Regent St frontage
3. Violation of existing building separations
4. Dramatic impact to privacy of 157 Redfern St and 7-9 Gibbons St
5. Over shadowing of existing buildings at 157 Redfern St and 7-9 Gibbons St
6. Negative impact on the value of surrounding properties at 157 Redfern St and 7-9 Gibbons St
7. Dramatic impact to value and aesthetics of current developments. The design of the structure does not complement the surrounding local area
8. Lack of need for this style of expensive Student housing
9. No parking in the building, with proposed 370 residents and no allowance for parking. This would be a major issue for the area.
10. Introduction of transient non-family orientated populations
11. Influx of drinking age students to the Redfern area leading to significant noise pollution and alcohol related crime.

Privacy of existing buildings/Street Setbacks

In order for the proposed development to take place two key planning laws would have to be violated.

- A; The minimum building setbacks from existing buildings
- B; Street setbacks designed to maintain a friendly street level appearance.

The proposed construction of the 18 storey tower on 1427.5m² violates key set backs. Firstly the building encroaches on the 2 storey street side height requirement by 5 metres, or by more than 60% of the allowed 8 metre setback.

Secondly for towers over 8 stories in height there is a minimum 18 metre separation required to help maintain privacy between the two towers. The proposed construction impeaches on this by another 5 meters, a reduction down to 13m.

The below diagram best illustrates the impact of this:

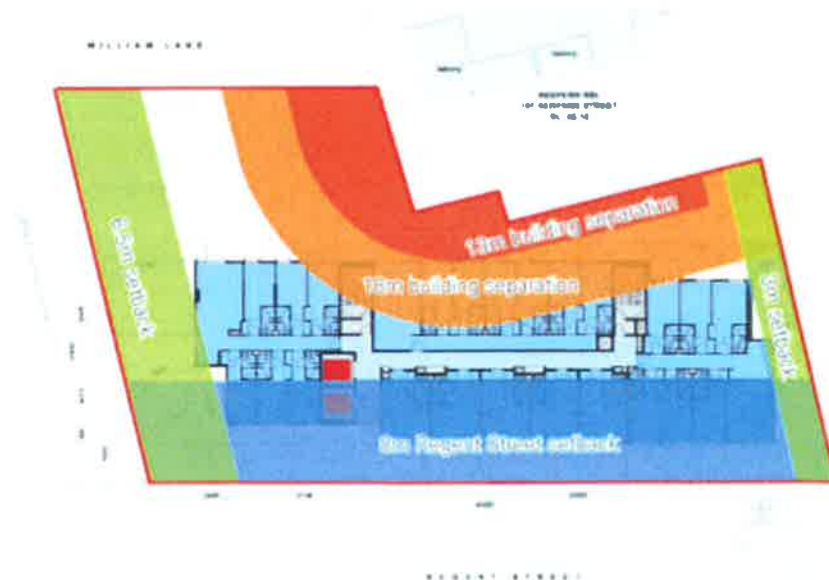


Figure 7 – Diagrams illustrating setbacks required under the Draft Urban Design Guidelines for Redfern
Source: *Bates Smart*

Solar, Overshadowing and Privacy issues

Such a large building in close proximity to existing dwellings will cause a host of overshadowing issues.

For the 157 Redfern St development, the proposed tower will almost completely block the East side of the building, cutting sunlight access to over 35 apartments. The next door URBA (7-9 Gibbons St) development will also suffer greatly. The shadow maps provided by the EIS seem to form a best case opinion of the towers effects and isn't representative of the full impact of this tower.

Shadow map provided by the EIS :

1.2 SHADOW ANALYSIS - IMPACT ON 7-9 GIBBONS ST DAYLIGHT ACCESS

ELEVATIONAL SHADOW STUDY

Isometric elevation study showing analysis of the proposed tower

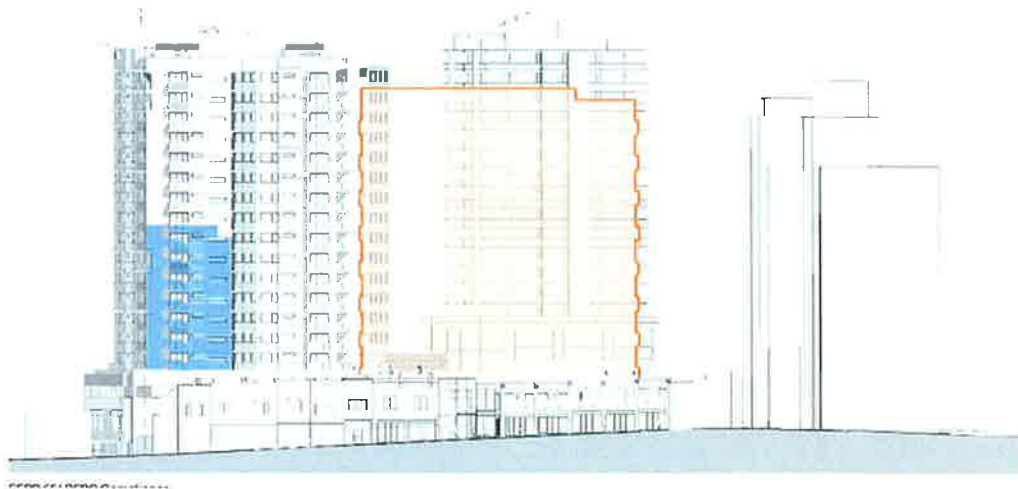
Existing shadows



Daylight reception



Daylight reception loss by the proposed tower



Dramatic impact on privacy for both the student population and for the current residents on the southern side of the 157 Redfern St and 7-9 Gibbons St.

The shared student accommodations are designed with a window and desk directly facing the existing buildings. This will result in extended periods of students staring into existing bedrooms and living rooms and of course families of residents in the current towers staring directly into the student quarters. This is illustrated below:



Ineffective Public consultation

A key requirement of the EIS is prior community consultation. Just one information evening was held at Redfern oval on the 13th November 2014. This was apparently advertised via postcard drop to all surrounding premises (over 300). Of the

300+ potential people, only 8 attended!

For such a controversial development the turnout seems minimal. I believe the community was not effectively engaged and is not reflective of the feelings of the community as a whole.

Car Parking and social impacts.

Instead of building a community with more families, the proposed development will only introduce transient populations of students.

Iglu's commercial intent is "affordable" much needed student accommodation. There are multiple issues with this. There is currently a large amount of purpose built student accommodation currently on the market or coming to market soon. Recent developments such as UrbaNest on Cleveland St, Iglu's own development at Central and the large amount of accommodation being built on site at the University of Sydney are all part of Iglu's current expansion.

According to Iglu's website, the cost of 1 room as part of a 6 person share unit was advertised at commencing at \$382 per week! This sort of pricing attracts one very specific type of student, who is likely to be able to also afford a car. With no onsite parking this will significantly affect the surrounding streets. Furthermore this type of student population will provide minimal community benefit to the Redfern surrounds.

Redfern is already suffering from the overflow of the CBD lockout laws. While the small bars of Redfern are great, such a large influx of student age drinkers will significantly increase the alcohol related issues within the surrounding streets of Redfern.

Summary

First and for most the proposed development violates street and building set back rules. This proposed Iglu development brings very little benefit to Redfern and its surrounds. The need for condensed student housing in the immediate area is low. The impact this building will have on surrounding properties is immense, both in quality of life, value and future prospects. The heritage look and feel of Regent street will be lost with the stark introduction of such a large building right against the street scape. We therefore object to the construction of the Iglu Student accommodation development at 60-80 Regent St Redfern.

Simon Truong

From: Chengyue LUO <chengyueluo@gmail.com>
Sent: Thursday, 29 January 2015 4:23 PM
To: Simon Truong
Subject: Submission Details for Chengyue LUO (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Chengyue LUO
 Email: chengyueluo@gmail.com

Address:
 55 Ponyara Rd

Beverly Hills, NSW
 2209

Content:
 Inadequate Prior Community Consultation
 Destruction of Regent St frontage
 Violation of existing building separations
 Dramatic impact to privacy of 157 Redfern St and 7-9 Gibbons St
 OverShadowing of existing buildings
 Dramatic impact to value and aesthetics of current developments
 Parking issues
 Lack of need for this style of expensive Student housing
 Influx of drinking age students to the Redfern area
 Noise pollution

IP Address: 129.94.62.1.ad.unsw.edu.au - 129.94.62.55
 Submission: Online Submission from Chengyue LUO (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116068

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Chengyue LUO

E : chengyueluo@gmail.com

From:
Sent: Thursday, 29 January 2015 6:30 PM
To: Simon Truong
Subject: Submission Details for (object)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name: [redacted]
Email: [redacted]@hotmail.com

Address: [redacted]
[redacted]-161 Redfern Street

Redfern, NSW
2016

Content:

I am writing to you in objection for the proposed development for this site. My reasons for this are:

1. Over development of the local area ;
2. Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;
3. Negative impact on the value of surrounding properties;
4. Shadow impact of the current height is unacceptable to the surrounding area;
5. Use of the building (student Accommodation) not suitable for the area;
6. Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway;
7. No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;
8. The design of this structure does not complement the surrounding local area;
9. Loss of privacy and visual amenity to the surrounding properties;

Based on the above objections outlined the current application should not be approved.

IP Address: morpheus.redandyellowcar.com - 59.167.172.239
Submission: Online Submission from (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116077

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

From: [redacted]
Sent: Thursday, 29 January 2015 7:08 PM
To: Simon Truong
Subject: Submission Details for [redacted] (object)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:

Email:

Address:

[redacted]
[redacted]

Content:

I object to the development as follows:

- Destruction of Regent St frontage
- Violation of existing building separations
- Dramatic impact to privacy of 157 Redfern St and 7-9 Gibbons St
- OverShadowing of existing buildings

IP Address: - 120.23.188.170

Submission: Online Submission from Jane Murray (object)

https://majorprojects.affinitylive.com/?action=view_activity&id=116079

Submission for Job: #6724 Mixed Use Student Housing

https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern

https://majorprojects.affinitylive.com/?action=view_site&id=2994

From: >
Sent: Thursday, 29 January 2015 7:29 PM
To: Simon Truong
Subject: Submission Details for (Subject)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:
Email:

Address:

Redfern, NSW
2016

Content:

The 18 storey proposal would have a significantly detrimental impact on the daily lives and homes of neighbouring residents in 157 Redfern St and 7-9 Gibbons St. The reasons for opposing this scheme include:

- * Views destroyed - any views to the east or south-east will disappear forever if this proposal goes ahead. An 18 storey building will block all views. Any residence looking east would look out at another building rather than Redfern / the Sydney skyline.
- * Privacy destroyed - the proposed building will be 13m away (SEPP 65 says it should be a minimum of 18m). All views east would be replaced with direct confronting views of individual student rooms i.e. many neighbours looking straight into your apartment and balcony.
- * Sun & daylight reduced - eastern light will be blocked out. There will be huge overshadowing of the east / south-east façade of 7-9 Gibbons St and 157 Redfern St.
- * The value of any apartment on the east of 157 Redfern St and 7-9 Gibbons St would be greatly reduced due to their drastic loss of amenity.
- * The proposal is not compliant with 'SEPP 65': state-wide planning policies designed to protect the amenity of residents and ensure appropriate housing is built in NSW. It contravenes the separation distance from neighbouring buildings AND the setback distance from the street front. The proposal is clearly inappropriate for the site.
- * Student housing (temporary residents) would be prioritised over residents who live and contribute to the area permanently. The light, views and amenity of permanent residents would be drastically diminished by this proposal.
- * Outside the CBD there is little precedent for constructing RESIDENTIAL tower blocks in a triangular plan arrangement (as this proposal would create) because the blocks impact negatively on each other's views, light and privacy.
- * Community engagement appears negligible. The report from the 'consultation evening' was composed by the planning consultants who would inevitably and understandably put a positive spin on any comments received. The public concerns do not seem to have been adequately addressed either eg. what are the overshadowing impacts of the proposal?
- * The proposal would create noise pollution from the student population at night compared to local families / working residents.
- * The proposal would set a dangerous precedent that SEPP 65 is unimportant and not valued. New developments should be held to the highest standards, and new developments should not be approved where they are to the obvious and significant detriment of existing homes.

For the foreseeable future it would also involve for neighbouring properties:

- * Noise pollution - construction work 6 / 7 days a week, lasting 1.5 years + (estimated construction time).
- * Air pollution - considerable dust and air pollution to surrounding buildings during construction. Windows & balcony doors will need to be kept shut and balconies will be virtually unusable. This could be detrimental to residents' health.

It is clear that this proposal is inappropriate and unsuitable on many levels for this site. It would have a significant detrimental effect on local permanent residents. It is also hard to see how this proposal could be justified given its ignorance / avoidance of SEPP 65 development controls.

IP Address: 180.148.67.234.static.amnet.net.au - 180.148.67.234
Submission: Online Submission for (Subject)
https://majorprojects.affinitylive.com/?action=view_activity&id=116081

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern

From:
Sent: Thursday, 29 January 2015 7:32 PM
To: Simon Truong
Subject: Submission Details for (object)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:

Email:

Address:

Gibbons St, NSW
2016

Content:

Inadequate Prior Community Consultation
Destruction of Regent St frontage
Violation of existing building separations
Dramatic impact to privacy of 157 Redfern St and 7-9 Gibbons St
OverShadowing of existing buildings
Dramatic impact to value and aesthetics of current developments
Parking issues
Lack of need for this style of expensive Student housing
Introduction of transient non-family orientated populations
Influx of drinking age students to the Redfern area
Noise pollution

IP Address: 14-203-201-237.tpgi.com.au - 14.203.201.237

Submission: Online Submission for (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116083

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994



Simon Truong

From:
Sent: Thursday, 29 January 2015 8:35 PM
To: Simon Truong
Subject: Submission Details for (object)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:
Email:

Address:

Redfern, NSW
2016

Content:

I live in an apartment on the 10th floor of the DEICOTA building. The new Iglu building will block the majority of sunlight coming into my apartment. Additionally I will no longer have any view at all, all I will see is someone else's apartment.

The DEICOTA building has only been standing a handful of years, I don't see how it's acceptable that a new building can be built that completely blocks one side of the DEICOTA building so soon.

There is hardly any street parking in Redfern already, building a new major tower block with no internal parking will completely overload the few spaces currently available.

IP Address: 124-171-17-4.dyn.iinet.net.au - 124.171.17.4

Submission: Online Submission from

https://majorprojects.affinitylive.com/?action=view_activity&id=116085

Submission for Job: #6724 Mixed Use Student Housing

https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern

https://majorprojects.affinitylive.com/?action=view_site&id=2994

Simon Truong

From:
Sent: Thursday, 29 January 2015 8:45 PM
To: Simon Truong
Subject: Submission Details for (object)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:

Email: '

Address:

157 redfern street

Redfern, NSW
2016

Content:

As a resident of 157 Redfern street, this proposal would completed block the view from our apartment and a lot of natural sunlight. Our privacy will also be invaded by having people looking into our apartment from only 13 metres away. This will greatly lower the value of the current properties and rental capabilities. Parking is already an issue in Redfern and this building will only worsen that issue.

IP Address: 124-171-17-4.dyn.iinet.net.au - 124.171.17.4

Submission: Online Submission from

https://majorprojects.affinitylive.com/?action=view_activity&id=116087

Submission for Job: #6724 Mixed Use Student Housing

https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern

https://majorprojects.affinitylive.com/?action=view_site&id=2994

...@gmail.com

Simon Truong

From: GRANT WHYTE <agwhyte@tpg.com.au>
Sent: Thursday, 29 January 2015 8:49 PM
To: Simon Truong
Subject: Submission Details for GRANT WHYTE of whytestyle Pty Ltd (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: GRANT WHYTE
Organisation: whytestyle Pty Ltd (director)
Email: agwhyte@tpg.com.au

Address:
12a Cope Street

Redfern, NSW
2016

Content:

This 18 story student building must be stopped the impact the building will have on the area will set Redfern back 10 years it is just starting to rebuild itself this building will add no value to the area and in fact will lower values.

THIS MUST BE STOPPED!!!

IP Address: 123-243-84-250.tpgi.com.au - 123.243.84.250

Submission: Online Submission from GRANT WHYTE of whytestyle Pty Ltd (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116089

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

GRANT WHYTE

E : agwhyte@tpg.com.au

Simon Truong

From: Scott Kable <eskable@gmail.com>
Sent: Thursday, 29 January 2015 9:24 PM
To: Simon Truong
Subject: Submission Details for Scott Kable (object)
Attachments: Regent St student housing objection (Kable).pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Scott Kable
Email: eskable@gmail.com

Address:
284 Abercrombie St

Darlington, NSW
208

Content:
please see attached file

IP Address: d110-33-200-120.mas801.nsw.optusnet.com.au - 110.33.200.120

Submission: Online Submission from Scott Kable (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116091

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Scott Kable

E : eskable@gmail.com

Scott and Eleanor Kable
284 Abercrombie St
Darlington, NSW, 2008

Mr Simon Truong (or whomever it may concern)
Environment and Planning
NSW Government

Re: Development Proposal, Ref No.: SSD 14_6724
Site: 60-78 Regent St, Redfern

Dear Mr Truong,

I write to you concerning the development proposal referenced above. Firstly, some background. We have lived in the Redfern – Darlington area since 1991. We love this area so much that we bought an apartment on the 10th floor of the Deicota residential tower at 157 Redfern St with the view to retiring to this property once we are empty-nesters and a 3-storey terrace house becomes too large for our needs. The quality of the development of our complex was attractive, as was the beautiful views over the Eastern suburbs. I believe we have a very good understanding of what it is to live in the Darlington – Redfern precinct.

I am an academic at the University of New South Wales, previously the University of Sydney, and at 5 other universities in Australia and overseas. I directly supervise undergraduate and postgraduate students in my laboratory every working day and teach hundreds of undergraduate students every year. These students come from every walk of life, including domestic and international, high and low income and every type of family group conceivable. I socialize with students regularly and believe that I have a very good understanding of student lifestyle and student needs.

I strongly oppose the proposed development at 60-78 Regent St on several grounds.

1. Detrimental impact on existing residents of Deicota tower (157 Redfern St)

Our apartment is on the 10th floor of the Deicota tower on the south-east corner. This apartment is only 13 meters from the proposed development! (I believe that 13 m gap does not meet planning regulations.) The proposed apartments have big windows and desks that look directly into our main bedroom. In addition, the proposal is for student apartments. Students are social beings that like to party. We have a student rental house across the back lane from us in Darlington and they have perhaps a couple of parties per semester. The back of their house is about 25 m from our bedroom and the noise is significant, but a few times per year is manageable. With dozens of apartments close by the bedroom in our apartment I would expect significant noise disruption regularly.

We are currently the landlords in the Deicota tower. I expect the development of a large student residential tower right next door will significantly reduce the value of our property – both capital and rental. It will also permanently change our plans to retire there. I expect that the value of all apartments in this brand-new high-value residential tower will be significantly reduced. Of course this affects us significantly, but it will also reduce the

amount of stamp duty collected by the NSW government as apartments are turned over, and significantly reduce the ratable value of the property for the local council. In short, it will change the whole residential dynamic of the area.

2. Is there a need for more student accommodation?

New student accommodation is blossoming in the Sydney Uni / UTS corridor, and literally thousands of new student beds are already approved for the next 12-24 months. We are already aware of the following **student accommodation** in this corridor:

- UrbanEst on Abercrombie St: 441 students;
- UrbanEst on Wattle St: 650 students;
- Sydney University Village: 650 students;
- Iglu Central: unknown number of students.;
- Queen Mary's College on Sydney Uni campus: ~800 students opening 2015.
- St Michael's College on Sydney Uni Darlington campus: 456 students. Opening 2015
- The Sydney Uni regiment site (cnr City and Darlington Rds) is approved for demolition and construction of accommodation for 500 students.
- Abercrombie St, Sydney Univ campus: 200 students opening 2015
- Darlington Rd, Sydney Univ: 200 students. Opening 2015
- Unilodge at Central Park: 800 students. Opening 2015
- International House on City Rd. Significant expansion (500 students?). Planning in progress.
- Merewether Building (Sydney Uni) is planned to be demolished for student apartments.
- There are early plans for the Biochemistry building (next to Noel Martin gym) on Sydney Uni campus to be demolished and high rise student accommodation to be constructed.

A feature of all the student apartments listed above is that they are either completely removed from residential apartments and houses (e.g. on Sydney Uni campus), or have significant set-backs from existing residents (UrbanEst and Unilodge). This is sensible town-planning. It promotes diversity, but recognizes different styles of living for short-term, young adult accommodation, from long-term residents and families.

It is now 4 weeks from the Orientation Week. When enquiring of Urbanest and Unilodge, they both have vacancies. While they expect to rent all rooms by the beginning of semester, one could hardly say that they are inundated, without even considering thousands of new beds coming on line in the next 2 years. Coupled with the poor choice of location next to high value professional accommodation, I seriously question the need for this development for student accommodation.

3. Wrong choice for Redfern precinct

One of the significant attractions of the precinct next to Redfern Station is the convenience of an easy commute for professionals into the City. This is not an important consideration for student accommodation; students will simply walk to Sydney Uni or UTS. The proximity to Redfern Station is simply wasted for student accommodation. Sensible town planning would utilize properties next to significant public transport for people who would use the transport. Redfern is emerging as a sought-after location for professionals. Indeed this is the rationale for the two existing towers next to the station. The construction of student accommodation on this site is the wrong choice for Redfern.

In summary,

This is the wrong development for this site.

- a) There little evidence of need for further student accommodation given thousands of new rooms opening in the next 12 months;
- b) It is the wrong option for the site as this development has no need for the significant public transport on the doorstep;
- c) There will be significant negative impact on hundreds of existing residents;
- d) The development has to violate several planning laws to achieve the result.

I am also disappointed by the lack of public consultation for this development. We received no notification as landlords. Our tenants received no notification despite being the ones who will be most impacted. Our agent received no notification. We were eventually notified by the strata board, which found out almost by accident. At the very least, I strongly encourage you to seek significant consultation from existing stakeholders before considering it any further.

Sincerely yours,



Scott Kable

29-Jan-2015



Ellie Kable

From: Anastasia & Maria Moraindinis <labelsonsale@Optusnet.com.au>
Sent: Thursday, 29 January 2015 9:25 PM
To: Simon Truong
Subject: Submission Details for Anastasia & Maria Moraindinis of labels on sale (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Anastasia & Maria Moraindinis
Organisation: labels on sale (owner)
Email: labelsonsale@Optusnet.com.au

Address:
113-115 Regent Street

Redfern, NSW
2016

Content:

1. This building does not meet all the legal requirements for setbacks from existing buildings and street setbacks. It is gross overdevelopment of this small site. Therefore should not be approved.
2. Adjacent buildings will be overshadowed.
3. It will be an awful eyesore to the street.
4. We have not received any notification from the planning department.

IP Address: c114-76-206-244.rivw6.nsw.optusnet.com.au - 114.76.206.244

Submission: Online Submission from Anastasia & Maria Moraindinis of labels on sale (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116093

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Anastasia & Maria Moraindinis

E : labelsonsale@Optusnet.com.au

Simon Truong

From: CHRIS BARTLET <CHRIS@MOKOKI.COM>
Sent: Thursday, 29 January 2015 10:42 PM
To: Simon Truong
Subject: Submission Details for CHRIS BARTLET (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: CHRIS BARTLET
 Email: CHRIS@MOKOKI.COM

Address:
 1106/157 Redfern st

Redfern, NSW
 2016

Content:
 To whom it may concern,

as a resident on the east side of the deicorp building at 157 redfern st I am highly concerned regarding the nature of the design and its impact on the neighbourhood, namely;

1. the closeness off the building to the east side of the deicorp building will:
 - i) significantly decrease the light access for the residents
 - ii) reduce the amenity and views of all residents living below the 17th floor
 - iii) create a cave like environment for all residents that would be unique in all of Sydney in the severely restricted views and access to natural light
 - iv) break planning laws in relation to the closeness of two opposing buildings - again, unique in all of Sydney
2. severely impact the community amenity by introducing high density living in an area that does not have sufficient parking
3. create a potential 'slum of tomorrow' should the business fail - given the use specific design should such a high capital, high risk business fail the ability to convert the building for alternate uses would be severely limited/ highly expensive given the skinny floorplan. This should be considered given the large number of uni accommodation coming on the market soon in the immediate area

I believe a development of no more than 8 stories on a similar floorplan and at greater remove (inline with planning laws) would be more appropriate for the area. A good example of a more suitable development is the new student accommodation being built on Cleveland st near the corner of regent. This would be lower risk and in keeping with the general area.

IP Address: 123-243-84-160.tpgi.com.au - 123.243.84.160
 Submission: Online Submission from CHRIS BARTLET (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116095

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

CHRIS BARTLET

E : CHRIS@MOKOKI.COM

Simon Truong

From:
Sent: Thursday, 29 January 2015 10:47 PM
To: Simon Truong
Subject: Submission Details for (object)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Nam
 Email:

Address:
 57 Redfern St

Redfern, NSW
 2016

Content:
 I object to the proposed development on the following grounds:

1. Violation of existing building separations
2. Dramatic impact to privacy of 157 Redfern St and 7-9 Gibbons St
3. OverShadowing of existing buildings
4. Dramatic impact to value and aesthetics of current developments
5. Parking issues
6. Lack of need for this style of expensive Student housing
7. Introduction of transient non-family orientated populations
8. Influx of drinking age students to the Redfern area
9. Noise pollution

for these reasons I believe the development to create a significant negative impact on the surrounding area and should not be approved in its current form. I believe a shorter development, more inline with the area should be considered.

Regards,

IP Address: 123-243-84-160.tpgi.com.au - 123.243.84.160
 Submission: Online Submission from (ct)
https://majorprojects.affinitylive.com/?action=view_activity&id=116097

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724



Simon Truong

From: Terence Seow <terry.seow@optusnet.com.au>
Sent: Friday, 30 January 2015 12:10 AM
To: Simon Truong
Subject: Submission Details for Terence Seow (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Terence Seow
Email: terry.seow@optusnet.com.au

Address:
77 Knight St

Arncliffe, NSW
2205

Content:
Objection to proposed building as it has dramatic impact to privacy of 157 Redfern St and 7-9 Gibbons St and destruction of Regent St frontage.

IP Address: c110-20-153-22.rivrw10.nsw.optusnet.com.au - 110.20.153.22

Submission: Online Submission from Terence Seow (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116099

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Terence Seow

E : terry.seow@optusnet.com.au



From: [redacted]
Sent: Friday, 30 January 2015 9:41 AM
To: Simon Truong
Subject: Submission Details for [redacted] (object)
Attachments: Submissions to Council.pdf

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name [redacted]
Email:

Address:
7-161 Redfern Street

Redfern, NSW
2016

Content:

I am writing to you in objection for the proposed development for this site. My reasons for this are:

1. Over development of the local area ;
2. Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;
3. Negative impact on the value of surrounding properties;
4. Shadow impact of the current height is unacceptable to the surrounding area;
5. Use of the building (student Accommodation) not suitable for the area;
6. Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway;
7. No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;
8. The design of this structure does not complement the surrounding local area;
9. Loss of privacy and visual amenity to the surrounding properties;

Based on the above objections outlined the current application should not be approved.

IP Address: morpheus.redandyellowcar.com - 59 167.172.239
Submission: Online Submission from [redacted] (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116102

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Date: 30/01/2015

NSW Government – Planning & Environment
Attn: Manager – Key Sites (Cameron Sargent)
GPO BOX 39 Sydney NSW 2001

Dear Sir,

RE: 60-78 Regent Street, Redfern - Mixed Use Student Housing
Your Ref: SSD 6724

Reference is made to the above mentioned building application.

I am the owner of Apartment 57-161 Redfern Street, Redfern.

I am writing to you in objection for the proposed development for this site. My reasons for this are:

1. Over development of the local area ;
2. Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;
3. Negative impact on the value of surrounding properties;
4. Shadow impact of the current height is unacceptable to the surrounding area;
5. Use of the building (student Accommodation) not suitable for the area;
6. Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway;
7. No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;
8. The design of this structure does not complement the surrounding local area;
9. Loss of privacy and visual amenity to the surrounding properties;

Based on the above objections outlined the current application should not be approved.

Regards,


IVINDIA, S. 1002 10

Simon Truong

From: [redacted]@gmail.com>
Sent: Friday, 30 January 2015 1:10 PM
To: Simon Truong
Subject: Submission Details for [redacted] (ect)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name: [redacted]
Ema

Address:
 7-9 gibbons street

redfern, NSW
 2016

Content:

Inadequate Prior Community Consolation
 Destruction of Regent St frontage
 Violation of existing building seperations
 Dramatic impact to privacy of 157 Redfern St and 7-9 Gibbons St
 OverShadowing of existing buildings
 Dramatic impact to value and aesthetics of current developments
 Parking issues
 Lack of need for this style of expensive Student housing
 Introduction of transient non-family orientated populations
 Influx of drinking age students to the Redfern area
 Noise pollution

IP Address: - 120.23.81.98
 Submission: Online Submission from [redacted] (bjeet)
https://majorprojects.affinitylive.com/?action=view_activity&id=116165

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Simon Truong

From:
Sent: Friday, 30 January 2015 7:35 PM
To: Simon Truong
Subject: Submission Details for (Subject)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:

Email:

Address:

3 Gibbons Street

Redfern, NSW
 2016

Content:

I wish to oppose this development due to lack of separation between the Deicota and Urba buildings as well as the affect on aesthetics to Regent Street shop frontage.

IP Address: - 101.171.213.73

Submission: Online Submission from

https://majorprojects.affinitylive.com/?action=view_activity&id=116177

Submission for Job: #6724 Mixed Use Student Housing

https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern

https://majorprojects.affinitylive.com/?action=view_site&id=2994



Simon Truong

From: Roisin Barnard <Roisin.barnard@blackbaud.com.au>
Sent: Sunday, 1 February 2015 2:11 PM
To: Simon Truong
Subject: Submission Details for Roisin Barnard (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Roisin Barnard
Email: Roisin.barnard@blackbaud.com.au

Address:
1407/157 Redfern street

Redfern, NSW
2016

Content:
This development would mean my apartment would be completely blocked in as the Gibbons Street apartment is cutting off the south view, this development would cut off the east view. I also would have no privacy or sunlight as this 18 story development would tower over mine.

IP Address: - 120.23.46.225
Submission: Online Submission from Roisin Barnard (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116191

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Roisin Barnard

E : Roisin.barnard@blackbaud.com.au

Simon Truong

From: stuart Platt <sjplatt1970@gmail.com>
Sent: Sunday, 1 February 2015 3:22 PM
To: Simon Truong
Subject: Submission Details for stuart Platt (object)
Attachments: Submission to Council to reject 60-78 Regent St STD Accomodation proposal.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: stuart Platt
Email: sjplatt1970@gmail.com

Address:
14/6 Boulder st

Bentley, WA
6102

Content:
Please see the attachment but I oppose the proposal

IP Address: 110-175-138-184.static.tpgi.com.au - 110.175.138.184
Submission: Online Submission from stuart Platt (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116193

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

stuart Platt

E : sjplatt1970@gmail.com

Date: 17th of January 2015

NSW Government – Planning & Environment
Attn: Manager – Key Sites (Cameron Sargent)
GPO BOX 39 Sydney NSW 2001

Dear Sir,

RE: 60-78 Regent Street, Redfern - Mixed Use Student Housing
Your Ref: SSD 6724

Reference is made to the above mentioned building application.

I am the owner of Apartment 1205/157-161 Redfern Street, Redfern.

I am writing to you in objection for the proposed development for this site. My reasons for this are:

1. Over development of the local area ;
2. Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;
3. Negative impact on the value of surrounding properties;
4. Shadow impact of the current height is unacceptable to the surrounding area (this would directly affect my Unit)
5. Use of the building (student Accommodation) not suitable for the area;
6. Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway;
7. No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;
8. The design of this structure does not complement the surrounding local area;
9. Loss of privacy and visual amenity to the surrounding properties (this would also directly affect my Unit)

Based on the above objections outlined the current application should not be approved.

Regards,

Stuart Platt
0418643327
Sjplatt1970@gmail.com

From: Eleonore Ellis <ele.ellis01@gmail.com>
Sent: Sunday, 1 February 2015 4:08 PM
To: Simon Truong
Subject: Submission Details for Eleonore Ellis (object)
Attachments: Iglu Regent Street Development Feb 2015.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Eleonore Ellis
Email: ele.ellis01@gmail.com

Address:
17.05 157 Redfern Street

Redfern, NSW
2016

Content:
I have attached an objection letter.

IP Address: 110-175-6-115.static.tpgi.com.au - 110.175.6.115
Submission: Online Submission from Eleonore Ellis (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116195

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Eleonore Ellis

E : ele.ellis01@gmail.com

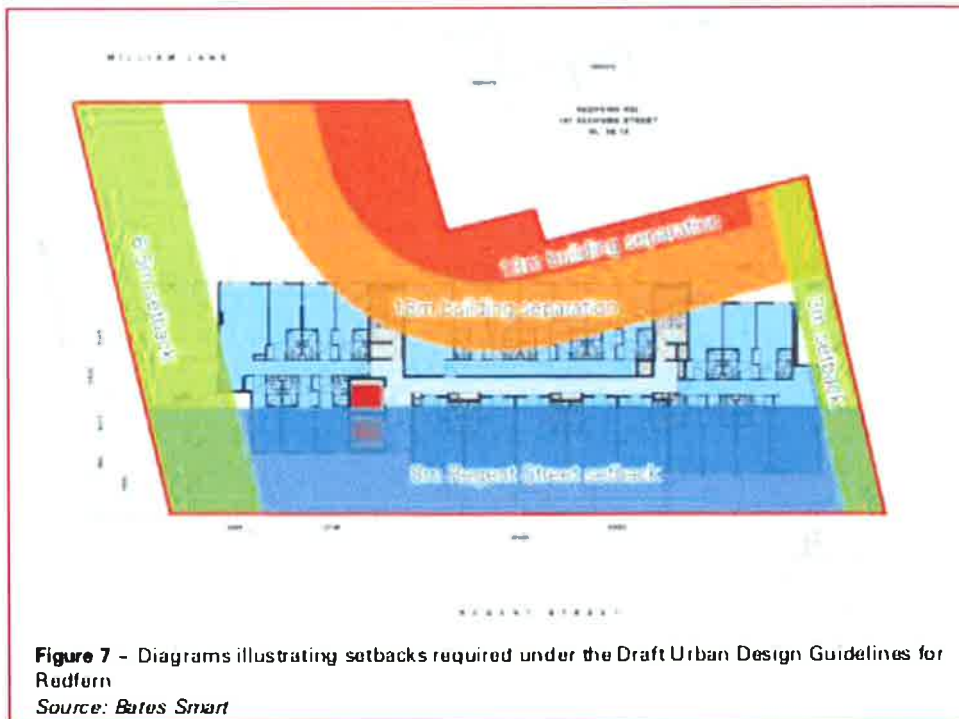
60-78 Regent Street, Redfern

Mixed Use Student Housing

Submission – 1st February, 2015

I oppose this development for the following reasons:-

- 1) **Setback** - The development plan does not follow the requirements for the distance between buildings (18 m for 8+ stories, or road setback (8m) which is appropriate for this application. See diagram below.



- 2) **Privacy** – 188 west-facing windows at close range will affect the Redfern and Gibbons street property owners right to privacy on their balconies and habitable rooms.
- 3) **Noise** – With less than 18m distance between the Regent Street and west properties, the noise of conversations, student parties etc conducted in the new development will be enhanced by the effect of a 'tunnel' between the two buildings – causing effectively a cacophony of sound. This is especially a problem as the single windows in each of the 188 rooms are facing west and may well be open for most of the year.
- 4) **Shadowing** – There would be a significant loss of sunlight to the Redfern and Gibbons Street developments. Such a large building in close proximity to existing dwellings will cause a host of overshadowing issues.
- 5) **Parking** – no parking is provided in this development which will create more pressure on traffic and street parking from 370 students.
- 6) **Student Accommodation** – with bedrooms at just 13 sqm estimated to rent from \$382 per week (e.g. iglu central - <http://www.iglu.com.au/general/rooms-and-rents>) this is expensive accommodation rather than low cost housing for students.
- 7) **Effect of 388 Students on local area** - Redfern is already suffering from the overflow of the CBD lockout laws. While the small bars of Redfern are great, such a large influx of student age drinkers

will only increase the alcohol related issues in the surrounding streets of Redfern and the Regent Street area.

Summary

As Deicota and Urba have only recently been built and sold (2012 and 2014 respectively), those of us who did our due diligence prior to purchasing in these blocks felt reassured and positive that any future development applications in the Redfern area would be forced to comply with the setback controls.

The recent determination to approve the GCA towers height increase to 18 stories was a shock to Deicota owners – virtually removing the iconic city views between the 2 towers to all the east facing units in the Deicota building, and in the case of Level 17 and 18 removing the 180 degree iconic city views. The Regent Street development would block out all views to the east as well, with its associated loss of privacy, overshadowing, noise, influx of drinking age students, and parking issues.

I request that you reject the Regent Street Student House development application and adhere to the controls that are in place to protect the community and residents from this development which violates the setback requirements and the EIS as indicated:-

Below are the main EIS points which the development violates:

5. Environmental and Residential Amenity

The EIS shall:

- address the requirements of the SEPP (Affordable Rental Housing) 2009 and Sydney Development Control Plan 2012 for the student accommodation;
- address how the proposal achieves a high level of environmental and residential amenity including solar access, acoustic impacts, visual privacy, view loss, overshadowing, noise and vibration emanating from Regent Street and nearby train lines, and wind impacts; and
- demonstrate that the proposal maintains the amenity of surrounding residential development (both existing, approved or proposed) and potential future development in accordance with SEPP 65 and the Residential Flat Design Code, draft SEPP 65 (Amendment 3) and the draft Apartment Design Code.

It's an inconvenient truth for Iglu,

Regards,

Eleonore Ellis

1st February, 2015

Simon Truong

From: simon.truong@bigpond.net.au
Sent: Sunday, 1 February 2015 6:38 PM
To: Simon Truong
Subject: Submission Details for (subject)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:
 Email:

Address:

REDFERN, NSW
 2016

Content:
 I wish to object to the proposed development.

I first moved to Redfern in 2003. Since that time there have been a number of development proposals for Redfern, Eveleigh and Darlington. Redevelopment of Redfern St and Redfern Park was the first step and has improved the area considerably. Redfern is now going through a period of slow and measured development, retaining much of the charm of the area.

In line with this Deicorp has built two 18 storey residential buildings alongside the GCA buildings. While they appear prominent against the western skyline they are nevertheless, well designed, providing good quality apartment living, in sympathy to the neighbourhood. The placement of the buildings does much to help them blend in without being obtrusive.

The proposed development, to be built on Regent St, in front of the first Deicorp building, will increase density to a level out of keeping with the neighbourhood, overshadowing existing buildings. I live very close to Regent Street. Given the size of the proposed development I am concerned with the visual impact it will have, sitting right at the end of the street.

The lane from Redfern St to the railway station is already a wind tunnel and strong breezes occur. The thoroughfare is used as the main access point between Redfern St and the railway. The wind assessment considers this acceptable only for areas where there is little pedestrian activity or for fast walking. A further development of the size proposed will increase pedestrian access considerably. I am concerned that the placement of a further 18 storey building on Regent St will increase the wind tunnel effect and given the proposed building separation may even create a further wind tunnel down William Lane.

There are already two 18 storey apartment buildings. I question the need for a third, particularly given the purpose to which it will be put - student accommodation. Based on current valuations, rents would be expensive, presumably out of the reach of most students and may lead to over-crowding. The proposal includes 44 6-bedroom units. This "dorm" style accommodation is out of keeping with the two existing Deicorp buildings and the area in general, and will unquestionably impact valuations in the area.

Bringing transient students to the area will also create noise and traffic congestion. While the proposal includes communal facilities on-site to support future students, the reality is that they will spill out into the Redfern neighbourhood. Currently there are five boutique bars within a two minute walk of the proposed development. These venues have brought many people to the area late at night and at times the noise on the street has been loud. Students of drinking age will increase patronage of these venues, leading to further noise.

Redfern is currently "coming to life" with developments, at a pace that does not impact the community feel of the neighbourhood. This proposal will bring a large homogenised group of people to the area, with no ties or commitment to the Redfern area.

I object to this proposal.

IP Address: cpe-124-184-181-29.lns17.clt.bigpond.net.au - 124.184.181.29
 Submission: Online Submission from (subject)
https://majorprojects.affinitylive.com/r/action=view_activity&id=116203

Submission for Job: #6724 Mixed Use Student Housing



Simon Truong

From: David Buckley <davidpaulbuckley@gmail.com>
Sent: Sunday, 1 February 2015 11:22 PM
To: Simon Truong
Subject: Submission Details for David Buckley (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: David Buckley
Email: davidpaulbuckley@gmail.com

Address:
4/65-71 Trafalgar St

Stanmore, NSW
2048

Content:

I am a frequent visitor to the Redfern area and am distressed by the plans for a major development of student housing and the lack of consultation with the community regarding this development. Not only will this development bring a large influx of drinking-age students into the area, there will also be a huge breach of privacy for the residents of surrounding buildings, as the development is breaching several planning laws including ignoring the 18m separation that is required to help maintain privacy between it and the surrounding buildings. This development is not wanted or needed by this community and it should be stopped.

IP Address: 124-169-153-154.dyn.iinet.net.au - 124.169.153.154
Submission: Online Submission from David Buckley (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116209

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

David Buckley

E : davidpaulbuckley@gmail.com

Simon Truong

From:
Sent: Sunday, 1 February 2015 11:26 PM
To: Simon Truong
Subject: Submission Details for
Attachments: view_2.pdf; view_3.pdf; view_4.pdf

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name: 1
 Ema

Address:
 7 Redfern st

Redfern, NSW
 2016

Content:
 I strongly object to the proposed Regent st development.

There is a range of issues that have not been considered and it is distressing the way this is being pushed through at a state level with no community consultation.

The main objections with this development are:

The proximity to 157 Redfern st, and 7-9 Gibbons st. The new development will be well within the minimum separation distances allowed from inhabited space. Worsening this will be the design which includes 50 + windows directly facing residents living rooms and bed rooms, with desks positioned facing out. So students would spend the majority of time directly looking out their windows into the private homes of existing residents.

Continuing with this point the new building will have major privacy and solar issues affecting the surrounding buildings (157 Redfern st and 7-9 Gibbons st). Sunlight will be all but cut off for all units 17 stories or below - having actually experienced living on the east side of 157 Redfern st, I find the proposals included solar maps completely understated and misleading.

No adequate wind tunnel tests were carried out by the DA. Wind on Redfern st is already a massive issue, and southerly's that already batter the two existing developments will render the balconies un-useable once funnelled further by this new development

The new building will have to be placed directly on Regent st. Violating the 2 story set back, outlined by the Redfern-Waterloo master plan destroying the street frontage.

There was next to no community consultation prior to this DA, after an apparent 300 post card letter drop only 8 residents attended. As i'm sure will be demonstrated by the vast number of objections this development will receive, there are plenty of motivated residents who were not informed - This raises many questions about the closed door nature of this development. It is clear as they have not purchased all properties along the proposed development that they themselves are aware of the dubious nature of their application

This development will significantly destroy existing views of Redfern and the heritage listed post office clock tower. I have attached photos demonstrating the dramatic effect this will have. As you can imagine liveability and house value will be severely impacted.

The access lane to 157 Redfern st carpark is a small one way road off Marion st. The new development has inadequate loading dock facilities to allow students to move in and out (that will occur frequently due to the nature of student housing) which will undoubtedly lead to the lane becoming blocked and a danger to pedestrians. More so a walk way will be created through to that back lane encouraging an increase of foot traffic around an already busy lane way, majorly impacting access to Redfern Club parking and resident parking.

Redfern has no need for this style of over priced student housing. This caters for one type of student only as not many actual students could afford \$350++ per week to share a 6 bedroom apartment. This will introduce a host of transient people to the area ruining the family nature and culturally historic aspects.

I expect to provide a more extensive objection put together by a town planner that will clarify the above issues.

IP Address: 124-169-153-154.dyn.iinet.net.au - 124.169.153.154

Submission: Online Submission from Ily (object)

https://majorprojects.affinitylive.com/?action=view_activity&id=116211

Submission for Job: #6724 Mixed Use Student Housing

https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern

https://majorprojects.affinitylive.com/?action=view_site&id=2994







From: . . .
Sent: Monday, 2 February 2015 4:16 AM
To: Simon Truong
Subject: Submission Details for (object)

Confidentiality Requeste

Submitted by a Planner: no

Disclosable Political Donation: no

Name:

Email:

Address:

57 Redfern Street

, NSW

2016

Content:

I have recently reviewed the documents sent from Planning and Development NSW regarding the Mixed Use Student Accommodation Development at 60 - 78 Regent Street, Redfern. I would like to express my concern about the proposed development. Currently, the property I own has panoramic views from the eastern suburbs around to Botany Bay. It is light filled in every room . However, the proposed 18 level development will be blocking the views and the sunlight. In this case, we can no longer enjoy the water views and the unit will be lack of natural sunlight.

IP Address: 60-242-154-60.static.tpgi.com.au - 60.242.154.60

Submission: Online Submission from (object)

https://majorprojects.affinitylive.com/?action=view_activity&id=116213

Submission for Job: #6724 Mixed Use Student Housing

https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern

https://majorprojects.affinitylive.com/?action=view_site&id=2994

Simon Truong

From: [redacted]@outlook.com
Sent: Monday, 2 February 2015 4:24 AM
To: Simon Truong
Subject: Submission Details for [redacted] (Subject)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:

Email:

Address:

1407, 157 Redfern Street

Refers, NSW

2016

Content:

I have recently reviewed the documents sent from Planning and Development NSW regarding the Mixed Use Student Accommodation Development at 60 - 78 Regent Street, Redfern. I would like to express my concern about the proposed development. Currently, the property I own has panoramic views from the eastern suburbs around to Botany Bay. It is light filled in every room. However, the proposed 18 level development will be blocking the views and the sunlight. In this case, we can no longer enjoy the water views and the unit will be lack of natural sunlight.

IP Address: 60-242-154-60.static.tpgi.com.au - 60.242.154.60

Submission: Online Submission from

https://majorprojects.affinitylive.com/?action=view_activity&id=116215

Submission for Job: #6724 Mixed Use Student Housing

https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern

https://majorprojects.affinitylive.com/?action=view_site&id=2994

[redacted]@outlook.com

From:
Sent: Monday, 2 February 2015 9:10 AM
To: Simon Truong
Subject: Submission Details for (object)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:

Email:

Address:

Content:

Attention: Mr Cameron Sargent
Acting Manager - Key Sites
NSW Government - Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Sargent,

RE: Mixed Use Student Accommodation Development at
60-78 Regent Street, Redfern
Application Number/Reference: SSD 6724

Reference is made to the above mentioned building application.

I am an owner of a unit at 157 Redfern Street, Redfern.

I am writing to you to object to the proposed development for this site. My reasons for this are:

- 1) Over development of the local area
- 2) Increased noise and traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population
- 3) The negative impact on the value of surrounding properties
- 4) The unacceptable overshadowing to the surrounding properties and area
- 5) The use of the building (as student accommodation) is not suitable for the area
- 6) The lack of access to the proposed development for vehicles, as well as possible issues with access and parking to side laneway
- 7) No parking in the building - with the proposed 370 residents and no allowance for parking, this is a major issue to the area
- 8) The design of this structure does not complement the surrounding local area
- 9) The loss of privacy and visual amenity to the surrounding properties, particularly to the residents in 157 Redfern Street and 7-9 Gibbons Street, Redfern
- 10) Inadequate prior community consultation
- 11) The destruction of the Regent Street frontage
- 12) The violation of existing building separations
- 13) The lack of need for this style of expensive student housing
- 14) The influx of drinking age students to the Redfern area

Based on the objections outlined above, the current application should not be approved.

IP Address: 60-241-250-190.static.tpgi.com.au - 60.241.250.190
Submission: Online Submission from (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116223

Submission for Job: #6724 Mixed Use Student Housing

Simon Truong

From: Timothy Laurence <timothy.laurence@uts.edu.au>
Sent: Monday, 2 February 2015 12:13 PM
To: Simon Truong
Subject: Submission Details for Timothy Laurence of UTS:Insearch (object)
Attachments: Objection SSD 6724pdf.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Timothy Laurence
 Organisation: UTS:Insearch (Dean of Studies)
 Email: timothy.laurence@uts.edu.au

Address:
 442 Abercrombie St

Darlington , NSW
 2008

Content:
 I object to the development, my objection is detailed in my written submission

IP Address: 234.208.233.220.static.exetel.com.au - 220.233.208.234
 Submission: Online Submission from Timothy Laurence of UTS:Insearch (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116230

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Timothy Laurence

E : timothy.laurence@uts.edu.au

2nd February 2015

NSW Government – Planning & Environment
Attn: Manager – Key Sites (Cameron Sargent)
GPO BOX 39 Sydney NSW 2001

Dear Sir,

RE: 60-78 Regent Street, Redfern - Mixed Use Student Housing
Your Ref: SSD 6724

Reference is made to the above mentioned development application.

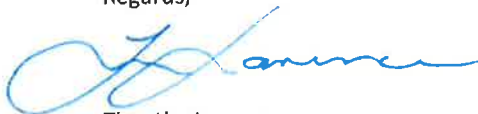
I am the owner of Apartment 14.06 /157-161 Redfern Street, Redfern.

I am writing to you to lodge my objection to the proposed development for this site.
My reasons for this are:

1. Over development of the local area. The application proposes accommodation for 370 residents. This figure is based on one occupant per bedroom. The development contains a mix of both 6 person communal suites and double bed studio apartments plus several double accessible units, this total occupancy based on 2 occupants per double room should be 455 not 370.
2. Increased noise & traffic congestion on road surfaces that will place substantial strain to accommodate the increase in population;
3. The development effectively destroys the existing 19th century commercial streetscape of this section of Regent Street. While the facades are to be "retained" – if the development is constructed as outlined in the submission, the shopfronts will appear fake and will be dwarfed below the mass of the proposed development.
4. Negative impact on the value of surrounding properties;
5. Shadow impact of the current height is unacceptable to 157- 161 Redfern Street in particular and to the local area generally;
6. Lack of vehicular access to the proposed development, possible issues with access and parking to side laneway;
7. No parking in the building, with proposed 370 (455 in reality) residents and no allowance for parking, this is a major issue to the area;
8. Loss of privacy and visual amenity to my property and others in the surrounding properties. My apartment faces east and affords views of East Redfern and Moore Park. The eastern sunlight will be completely blocked by the proposed development and the view replaced by a face of apartment windows.

Based on the above objections outlined the current application should not be approved.

Regards,



Timothy Laurence

timothy.laurence@uts.edu.au

From:
Sent: Monday, 2 February 2015 12:45 PM
To: Simon Truong
Subject: Submission Details for (object)

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name:
Email:

Address:
13-17 Cope St

Redfern, NSW
2016

Content:

I am absolutely outraged by this development proposal and cannot believe that it is being seriously considered. I hereby note my objections below:

1. Inadequate Prior Community Consultation
2. Destruction of Regent St frontage
3. Violation of existing building separations
4. Dramatic impact to privacy of 157 Redfern St and 7-9 Gibbons St as well as many other surrounding buildings in Cope St and Regent Street
5. OverShadowing of existing buildings
6. Dramatic impact to value and aesthetics of current developments
7. Parking issues
8. Lack of need for this style of expensive Student housing
9. Influx of drinking age students to the Redfern area
10. Noise pollution
11. I did not receive an invitation to attend the community information night at Redfern Oval and I live directly opposite this building. I do not believe anyone else in my building received notification of this either. I would suggest that the letterbox drop to notify residents was not appropriately managed if I never received such invitation.
12. The development proposal is in no way a reflection of the heritage of the area which must be a consideration for any new proposal

IP Address: - 64.138.20.109
Submission: Online Submission from (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116232

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Simon Truong

From: Hong Yu <ybrenda2010@gmail.com>
Sent: Monday, 2 February 2015 1:38 PM
To: Simon Truong
Subject: Submission Details for Hong Yu (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Hong Yu
 Email: ybrenda2010@gmail.com

Address:
 157 Redfern Street

Redfern , NSW
 016

Content:

I cannot see any point to build an 18 STORY BUILDING RIGHT OPPOSITE THE EASTERN SIDE OF THE 'DEICOTA' BUILDING AT 157 REDFERN STREET AND ONLY 13 METRES AWAY. How do you consider the existing residents of Deicota/Urba? Such a narrow space to built a monster building. Imagine there is one in front of your property and you face it day to day. What is your feeling, and quality of your and your family's life? Plus, there are so many student accommodations were built recently and nearly, i.e in Darlington, ST. Michael (city road), and Central Park. And there are so many existing accommodations around (UTS/Uni Syd). No way to get it approved to build another one in Redfern. If they need, let them build in the Campus.

IP Address: - 147.200.41.115
 Submission: Online Submission from Hong Yu (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116234

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Hong Yu

E : ybrenda2010@gmail.com

Simon Truong

From: Brenda Yu <ybrenda2010@gmail.com>
Sent: Monday, 2 February 2015 1:41 PM
To: Simon Truong
Subject: Submission Details for Brenda Yu (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Brenda Yu
Email: ybrenda2010@gmail.com

Address:
12.04. 157 Redfern Street

Redfern, NSW
2016

Content:
No. No. No!!!

IP Address: - 147.200.41.115
Submission: Online Submission from Brenda Yu (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116236

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Brenda Yu

E : ybrenda2010@gmail.com

Simon Truong

From: Irene Doutney <idoutney@cityofsydney.nsw.gov.au>
Sent: Monday, 2 February 2015 2:53 PM
To: Simon Truong
Subject: Submission Details for Irene Doutney (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Irene Doutney
 Email: idoutney@cityofsydney.nsw.gov.au

Address:
 483 George Street

Sydney, NSW
 2000

Content:

I object to the Iglu at Redfern proposal at 60-78 Regent Street, due to several issues of concern.

Recently, there has been a push in student accommodation around the City of Sydney LGA, with a minimum of 1888 additional beds built between the period of 2012-2016. This is observable around Cleveland Street through Urban Nest, as well as on Quay Street, Darlington and Sydney Central. Whilst I recognise the need for student accommodation, I question the effectiveness and need for such developments as Iglu, particularly when they are appearing in growing numbers. Such developments are targeted to overseas students who can afford expensive accommodation, rather than providing affordable housing for local students on a modest scale. Proposals such as Iglu at Redfern are particularly damaging due to their changing of a significant community such as Redfern, a vulnerable community that needs to be supported rather than overrun by large, expensive developments. This area on Regent Street is in the centre of many local Aboriginal businesses that are central to the area's character, and this development threatens to overrun and overshadow its neighbouring activities. Further, a development of this size will act as a blockage between the Redfern and Darlington communities, destroying the fluidity of the area through separating the communities through hulking developments exemplified by Iglu. This building does not serve the best interests of the community and only stands to financially benefit developers who have not undertaken significant community consultation. One information session with 8 people in attendance does not capture nor provide a significant community voice. More consultation must be undertaken before a development of this size can go ahead. International student housing is not a necessity for the community of Redfern and this must be taken into account, due to the likely significant impacts of a building of this size upon the community.

Further, there are issues of overshadowing for several of the nearby apartments due to the close proximity of Iglu to 7-9 Gibbons St and other neighbouring apartments. This cluster of 19 storey buildings will have overshadowing impacts not only between the residents of those apartments, but for the surrounding area of Redfern and the public pathways. This is not advantageous to the community and therefore the large scale of Iglu must be reconsidered to support rather than overtake the character of Redfern.

IP Address: 113-21-40-66.au.viaip.com - 113.21.40.66
 Submission: Online Submission from Irene Doutney (object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116242

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Irene Doutney

E : idoutney@cityofsydney.nsw.gov.au

Simon Truong

From: EMILY MURPHY <emurphy@gmail.com>
Sent: Monday, 2 February 2015 3:03 PM
To: Simon Truong
Subject: Submission Details for . (object)
Attachments: Objection to Iglu development.pdf

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation: no

Name

Email: _____

Address:

Redfern NSW, NSW
2016

Content:

Objection is attached in PDF format

IP Address: 202-7-176-190.static.tpgi.com.au - 202.7.176.190

Submission: Online Submission from (object)

https://majorprojects.affinitylive.com/?action=view_activity&id=116244

Submission for Job: #6724 Mixed Use Student Housing

https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern

https://majorprojects.affinitylive.com/?action=view_site&id=2994

NSW Government – Planning & Environment
Attn: Manager – Key Sites (Cameron Sargent)
GPO BOX 39 Sydney NSW 2001

2nd February 2015

Please find below the reasoning for my objection to the proposed development of Mixed Use Student Housing at 60-78 Regent Street, Redfern (Ref: SSD 6724):

SETBACK & SEPARATION OF BUILDINGS

Under the Residential Flat Design Code, which the Iglu Design Report relies on, a separation of 25 metres is required between habitable rooms. The proposal, with a 3m setback along Regent Street, provides a 13.1m minimum building separation from the external balconies of 157 Redfern Street. This does not comply with the Residential Flat Design Code. Should they then locate the tower on the site with an 8m Regent Street setback (which is against council regulations) this would reduce the building separation to 8.75m which would most certainly not comply with the Residential Flat Design Code.

SUNLIGHT

As the Iglu Design Report shows (Item 3.3 Environmental Considerations), the tower would cause complete loss of sunlight for the east facing residents of the building at 157 Redfern Street.

PRIVACY

As a result of the tower being erected, there would be a total loss of privacy for all east facing residents of the building at 157 Redfern Street. Fronting the current residential tower at 157 Redfern Street would be 188 bedroom windows and 44 lounge room windows.

PROPERTY DEVALUATION

There will also be a significant impact on the value of properties already existing in the area. Zoning has continually been changed to facilitate these developments at the expense of the residents who have created the community of Redfern.

REAR LANE ACCESS

Currently the rear lane access to the residential building at 157 Redfern Street is a one way street with limited access. The proposed access needed for a loading dock under the Iglu tower is not feasible as it would greatly inhibit surrounding properties and their access.

OVERCROWDING AND INCREASED NOISE POLLUTION

There are a number of current and proposed student housing projects already planned for the Redfern area, for example in Eveleigh Street. Development of the proposed Iglu tower would lead to an overcrowding of the Redfern area. In addition to the overcrowding there would be a huge increase in the level of noise pollution as a result of the additional facilities they are intending to build.

INCREASED CRIME

Redfern, over the past number of years, has been developing into an area that has promoted the City of Sydney. Overdeveloping an area with unnecessary developments will slow the progression and clean-up of Redfern as a community. Increased people means increased crime which Redfern certainly doesn't need.

LACK OF PARKING

The proposed Iglu tower does not provide for any student parking. Students most definitely will have motor vehicles so this cannot be ignored. Redfern currently cannot handle the parking requirements of current residents so a tower with a proposed 370 residents would greatly congest the area.

LACK OF COMMUNITY CONSULTATION

Iglu currently owns 8 out of the proposed 10 properties (with options held over the last two) which they intend to develop. Obviously Iglu feel confident about this development despite the fact that there has not been proper consultation with the wider community. Like every development proposal, they need to go through the proper channels with a respect for the community they are intending to affect.

A large number of residents at 157 Redfern Street have been asked about the supposed postcard drop that Iglu stated they did to approximately 300 shops and residences within the immediate vicinity of the site. No one recalls getting any postcard, which would probably explain why only 8 people turned up to the community drop-in session. All however do recall getting the letter from the NSW Government Planning and Environment regarding the development proposal. While Iglu apparently has no obligation to do a postcard drop they should not be making a point in their "State Significant Development Application" that only 8 people turned up with a general positive attitude towards the proposal. Had more people known about the community drop-in session, more would most certainly have turned up but not with the positive attitude that Iglu think the people of Redfern have toward the development. In addition to this, the development proposal has obviously been in the pipeline for a long time based on the Design Report that Iglu has compiled. Sending out notification just before the Christmas period knowing that most people are away or pre-occupied with other activities that time of year is underhanded and unprofessional. Another community session needs to be held with proper notification to get a clear understanding of how much the Redfern residents are against this proposed development.

From: Linda Scott <lscott@cityofsydney.nsw.gov.au>
Sent: Monday, 2 February 2015 3:40 PM
To: Simon Truong
Subject: Submission Details for Linda Scott of City of Sydney Council (comments)
Attachments: 60-78 Regent Street, Redfern.pdf; Political donations disclosure statement.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: yes

Name: Linda Scott
Organisation: City of Sydney Council (Councillor)
Email: lscott@cityofsydney.nsw.gov.au

Address:
Sydney Town Hall

Sydney, NSW
2000

Content:
Please see attached document in PDF format.

IP Address: 113-21-40-66.au.viaip.com - 113.21.40.66
Submission: Online Submission from Linda Scott of City of Sydney Council (comments)
https://majorprojects.affinitylive.com/?action=view_activity&id=116250

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Linda Scott

E : lscott@cityofsydney.nsw.gov.au

Sydney Town Hall
483 George Street
Sydney NSW 2000 Australia

GPO Box 1591
Sydney NSW 2001 Australia

Telephone +61 2 9288 5917

Fax +61 2 9265 9204

LScott@cityofsydney.nsw.gov.au

cityofsydney.nsw.gov.au

2nd February 2015

The Hon. Pru Goward MP
Minister for Planning
GPO Box 5341
Sydney NSW 2001

Re: 60-78 Regent Street, Redfern mixed use student housing (SSD 14_6724)

Dear Minister,

Thank you for the opportunity to provide the following submission regarding the 60-78 Regent Street, Redfern mixed use student housing Environmental Impact Statement (EIS).

I write as a Councillor on the City of Sydney Council to make the following comments on the EIS for the 60-78 Regent Street, Redfern development application.

Whilst I support the notion of student-appropriate housing in close proximity to centres for education, public transport, and other services, residents in the Redfern community have approached me with their concerns about the planned development at 60-78 Regent Street, Redfern.

Appropriateness of the planned development

Residents are concerned that this development application is not appropriate in its current form. Points of concern include:

- Problems with the separations between existing buildings and the planned development at 60-78 Regent Street, Redfern;
- Privacy concerns of neighbouring residents; and
- The impact of overshadowing of neighbouring buildings.

Before any determination is made regarding the proposed development, these concerns should be duly considered and ameliorated.

Lack of community engagement and consultation

Residents have also passed on their concerns regarding community consultation, noting that there was only one community consultation event held to discuss the proposed development with nearby residents. The proposed development stands to

impact upon the amenity of many neighbouring residents who feel they have not been sufficiently consulted as part of the exhibition process.

Further, I note the current government has previously committed to handing local planning powers back to the community. As such, the development application should be determined by the City of Sydney Council in-line with community expectations. This would allow for the development to be considered along planning principles consistent with the surrounding area, and better allow for community consultation, design excellence, and contributions to benefit local infrastructure needs.

Yours Sincerely,



Councillor Linda Scott
Labor Councillor, City of Sydney Council

Political donations disclosure statement



NSW GOVERNMENT
Department of Planning

Office use only:

Date received: ____/____/____

Planning application no. _____

This form may be used to make a political donations disclosure under section 147(3) of the *Environmental Planning and Assessment Act 1979* for applications or public submissions to the Minister or the Director-General.

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below). Once completed, please attach the completed declaration to your planning application or submission.

Explanatory information

Making a planning application or a public submission to the Minister or the Director-General
Under section 147(3) of the *Environmental Planning and Assessment Act 1979* ('the Act') a person:

- (a) who makes a *relevant planning application* to the Minister or the Director-General is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by any person with a financial interest in the application, or
- (b) who makes a *relevant public submission* to the Minister or the Director-General in relation to the application is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by the person making the submission or any associate of that person.

How and when do you make a disclosure?

The disclosure to the Minister or the Director-General of a *reportable political donation* under section 147 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation is made before the application or submission is made, or
- (b) if the donation is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation is made.

What information needs to be included in a disclosure?

The information requirements of a disclosure of *reportable political donations* are outlined in section 147(9) of the Act.

Pages 3 and 4 of this document include a Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General of the Department of Planning.

Note: A separate Disclosure Statement Template is available for disclosures to councils.

Warning: A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147.

The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1987* for making a false statement in a declaration of disclosures lodged under that Part.

Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

Glossary of terms (under section 147 of the Environment Planning and Assessment Act 1979)

gift means a gift within the meaning of Part 6 of the Election Funding and Disclosures Act 1981. Note: A gift includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

Note: Under section 84(1) of the Election Funding and Disclosures Act 1981 gift is defined as follows:

gift means any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

local councillor means a councillor (including the mayor) of the council of a local government area.

relevant planning application means:

- a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or
- a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or
- an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or
- an application for development consent under Part 4 (or for the modification of a development consent), or
- any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application, but does not include:
 - an application for (or for the modification of) a complying development certificate, or
 - an application or request made by a public authority on its own behalf or made on behalf of a public authority, or
 - any other application or request that is excluded from this definition by the regulations.

relevant period is the period commencing 2 years before the application or submission is made and ending when the application is determined.

relevant public submission means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

reportable political donation means a reportable political donation within the meaning of Part 6 of the Election Funding and Disclosures Act 1981 that is required to be disclosed under that Part. Note: Reportable political donations include those of or above \$1,000.

Note: Under section 66 of the Election Funding and Disclosures Act 1981 reportable political donation is defined as follows:

66 Meaning of "reportable political donation"

- For the purposes of this Act, a reportable political donation is:
 - in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or
 - in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000 made to the major political donor, or
 - made by the major political donor to or for the benefit of a party, elected member, group or candidate, or
- A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.
- For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.

a person has a financial interest in a relevant planning application if:


- the person is the applicant or the person on whose behalf the application is made, or
- the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company based on a stock exchange), or
- the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

persons are associated with each other if:

- they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning application), or
- they are related bodies corporate under the Corporations Act 2001 or the Commonwealth, or
- one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- they have any other relationship prescribed by the regulations.

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details				
Name of person making this disclosure LINDA SCOTT		Planning application reference (e.g. DA number, planning application title or reference, property address or other description) SSD 14-6724		
Your interest in the planning application (circle relevant option below)				
You are the APPLICANT YES / NO OR You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO				
Reportable political donations made by person making this declaration or by other relevant persons <i>* State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN).</i> <i>* If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application. OR</i> <i>* If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.</i>				
Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
PLEASE REFER TO ATTACHED SPREADSHEET				
<i>Please list all reportable political donations—additional space is provided overleaf if required.</i>				
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.				
Signature(s) and Date 				
Name(s) LINDA SCOTT				

Cont...

Political Donations Disclosure Statement to Minister or the Director-General

Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation

Name of Donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	Sydney Local Government Campaign C/O NSW ALP	2/09/2012	40
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	Sydney Local Government Campaign C/O NSW ALP	31/09/2013	200
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	31/10/2012	85.25
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	5/12/2012	85.25
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	2/01/2013	85.25
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	30/01/2013	85.25
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	27/02/213	85.25
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	3/04/2013	85.25
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	1/05/2013	85.25
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	5/06/2013	85.25
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	26/06/2013	85.25
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	Sydney Local Government Campaign C/O NSW ALP	20/11/2012	50
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	Sydney Local Government Campaign C/O NSW ALP	20/12/2012	30
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	Sydney Local Government Campaign C/O NSW ALP	20/01/2013	30
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	Sydney Local Government Campaign C/O NSW ALP	20/02/2013	30
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	Sydney Local Government Campaign C/O NSW ALP	20/03/2013	50
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	Sydney Local Government Campaign C/O NSW ALP	20/04/2013	30
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	Sydney Local Government Campaign C/O NSW ALP	20/05/2013	30
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	Sydney Local Government Campaign C/O NSW ALP	20/06/2013	50
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	Sydney Local Government Campaign C/O NSW ALP	30/05/2013	99
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	2/08/2013	87.38
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	30/08/2013	87.38
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	27/09/2013	87.38
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	25/10/2013	87.38
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	29/11/2013	87.38
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	27/12/2013	87.38
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	21/01/2014	87.38
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	28/02/2014	87.38
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	28/03/2014	87.38
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	25/04/2014	87.38
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	30/05/2014	87.38
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	20/06/2014	87.38
Linda Scott	Sydney Town Hall, 483 George Street Sydney NSW 2000	NSW ALP	2/01/2014	85

From: Thomas Moxham <t.moxham@bigpond.com>
Sent: Monday, 2 February 2015 8:54 PM
To: Simon Truong
Subject: Submission Details for Thomas Moxham (object)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Thomas Moxham
Email: t.moxham@bigpond.com

Address:
1803 157 Redfern Street

Redfern, NSW
2016

Content:

I am a resident in the next door building.

The proposed development does not comply with the zoning's building separations requirements.

It will have a significant impact on the privacy of the surrounding buildings at 157 Redfern St and 7-9 Gibbons St.

There will also be serious overshadowing of these existing buildings. The wind tunnel effect of the existing tall buildings combined with the recently approved development at 1 Lawson Place will often render the balconies of the neighbouring buildings unusable.

Finally, as there is no parking, this will place significant additional pressure on the parking in the area. It is inconceivable that all the tenants in the building will not have cars.

IP Address: - 122.150.165.244

Submission: Online Submission from Thomas Moxham (object)

https://majorprojects.affinitylive.com/?action=view_activity&id=116278

Submission for Job: #6724 Mixed Use Student Housing

https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern

https://majorprojects.affinitylive.com/?action=view_site&id=2994

Thomas Moxham

E : t.moxham@bigpond.com



- Site: 60-78 Regent Street, Redfern -- Job: Mixed Use Student Housing -- Annex: EIS - Website Submissions -
- Activity: Online Submission from company SP90029 (org_object) -

Online Submission from company SP90029 (org_object)



Andrew Tunks <andrew@netstrata.com.au>

To: Simon Truong

Jan 28 (6 days ago)

NSW Government - Planning & Environment
Attn: Manager - Key Sites (Cameron Sargent)
GPO BOX 39 Sydney NSW 2001

Dear Sir,

RE: 60-78 Regent Street, Redfern - Mixed Use Student Housing
Your Ref: SSD 6724

Reference is made to the above mentioned building application.

I am the strata manager of 7-9 Gibbons Street, Redfern.

I am writing to you in objection for the proposed development for this site. My reasons for this are:

1. Over development of the local area ;
2. Increased noise & traffic congestion on road surfaces that have not been improved in width to accommodate the current increase in population;
3. Negative impact on the value of surrounding properties;
4. Shadow impact of the current height is unacceptable to the surrounding area;
5. Use of the building (student Accommodation) not suitable for the area;
6. Lack of access to the proposed development for vehicles, possible issues with access and parking to side laneway;
7. No parking in the building, with proposed 370 residents and no allowance for parking, this is a major issue to the area;
8. The design of this structure does not complement the surrounding local area;
9. Loss of privacy and visual amenity to the surrounding properties;

Based on the above objections outlined the current application should not be approved.

Regards,

Andrew Tunks
Netstrata

Email Details

Created 12:10 PM - Wed Jan 28, 2015
Logged for 28/01/2015

Priority Medium
Class Organisation Object
Tags
Visibility All

Simon Truong

From: Scott Lockrey <slockrey@lpds.com.au>
Sent: Monday, 2 February 2015 12:12 PM
To: Simon Truong
Subject: Submission Details for company LPDS (org_object)
Attachments: 14115 Submission Truong 2 Feb 15.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Scott Lockrey
Organisation: LPDS (Director)
Govt. Agency: No
Email: slockrey@lpds.com.au

Address:
c/-Unit 506, 157 Redfern Street

Redfern, NSW
2016

Content:
Detailed submission attached on behalf of the owners of Unit 506 at 157 Redfern St, Redfern - the building located to the site's west

IP Address: - 101.174.166.151
Submission: Online Submission from company LPDS (org_object)
https://majorprojects.affinitylive.com/?action=view_activity&id=116228

Submission for Job: #6724 Mixed Use Student Housing
https://majorprojects.affinitylive.com/?action=view_job&id=6724

Site: #2994 60-78 Regent Street, Redfern
https://majorprojects.affinitylive.com/?action=view_site&id=2994

Scott Lockrey

E : slockrey@lpds.com.au



2 February 2015

14115

The Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Mr Simon Truong

**RE: STATE SIGNIFICANT DEVELOPMENT APPLICATION 14_6724
60-78 REGENT STREET, REDFERN**

Dear Simon

This submission is written on behalf of Phil and Tyson Donnelly, the owners of Unit 506, 157 Redfern Street, Redfern (the **adjoining property owner**) and is in respect of the proposed mixed use and student accommodation redevelopment (SSD 14_6724) at 60-78 Regent Street, Redfern (the **site**).

Information reviewed as part of this submission includes:

- Final SEARS issued by the NSW Department of Planning and Environment;
- Environmental Impact Statement, CPTED Assessment, Community and Stakeholder Engagement Summary and Height SEPP 1 Objection, by JBA;
- Architectural Drawings and Architectural Design Report, Bates Smart;
- Landscape Plans by Aspect Studios;
- Preliminary Aboriginal Heritage Assessment, by Artefact;
- Access Report, by Access Consulting;
- Noise Assessment, by Acoustic Logic;
- Operations Plan, Waste Management Plan and Construction and Traffic Management Plan, by Iglu;
- ESD Report, by EMF Griffiths;
- Statement of Non-Indigenous (historic) Heritage Impact, by Artefact;
- Preliminary Geotechnical Investigation, by SMEC Testing Services;
- Infrastructure Report, by EMF Griffiths;
- Structural Report, Stormwater Concept Report and Stormwater Plans, by Taylor Thomson Whitting;
- Traffic and Parking Assessment, by Varga Traffic Planning; and
- Pedestrian Wind Environment Statement, by Windtech.

In addition to the aforementioned, a site visit and its adjacent context has been undertaken to determine the specific impacts of the proposal and to determine the locational context.

Having reviewed the above documentation submitted with the SSD, the adjoining property owner acknowledges the rights of the applicant to appropriately redevelop their land. Notwithstanding the aforementioned the adjoining property raises **objection to the proposal as it has unacceptable impacts on their asset and existing levels of amenity** in its current form.

A description of the adjoining property follows at Section 1 and a description of the proposal follows at Section 2. It is respectfully requested that DoPE thoroughly consider the specific issues raised by the

adjoining property owner at Section 2 of this submission during the assessment and determination of the application.

1. Unit 506 at 157 Redfern Street, Redfern

Unit 506 is a 2 bedroom apartment located at Level 5 of the residential apartment building at 157 Redfern Street (SP 86509). 157 Redfern Street (aka the Deicota building) is an 18 storey mixed use (predominantly residential apartments) building located immediately to the site's west, although it is noted that the existing built form at 157 Redfern Street is not included in the description of the surrounding development in the applicant's documentation.

Unit 506 has an easterly aspect and has panoramic north easterly, easterly and south easterly views. Given its location within the building, the apartment is not provided with any northern openings. Solar access is therefore a challenge post the AM period. The apartment is provided with an approximate 42m² wrap around 'L' shaped terrace which is directly accessible from the open plan living, dining and kitchen area.

2. The Proposal

As described at Section 3 in the detailed EIS by JBA, the proposal seeks development consent for:

- partial retention of Regent Street facades and demolition of existing buildings within the site;
- accommodation for 370 students within 134 units arranged as follows:
 - 85 x studio units;
 - 4 x 4-bed room units;
 - 1 x 5-bed room units;
 - 44 x 6-bed room units;
- communal student facilities, including study areas, games room, common areas and laundry facilities;
- student accommodation administrative facilities;
- total gross floor area (GFA) for student accommodation and ancillary facilities of 9,094m²;
- ground floor retail and commercial tenancies, including a dance rehearsal room, with a total GFA of 791m²;
- construction of a new through-site link between William Lane, Redfern Street and Regent Street; and
- loading dock with vehicular access to William Lane; and
- business identification signage;
- streetscape improvements and landscaping; and
- extension and augmentation of services and infrastructure as required.

The proposed development would have a maximum building height of 61 metres (18 storeys) and a GFA of 9,885m².

It is noted the proposal has a capital investment value (CIV) of \$38.9 Million.

3 Specific issues raised by the adjoining property owner

3.1. The proposal exhibits excessive height, bulk and scale

Despite the proposal exhibiting a quality architectural design by a recognised architectural practice, a satisfactory environmental outcome is still required. The following planning issues require detailed consideration:

- maximum planning controls are not a right, rather an applicant needs to be able to demonstrate that a proposal is not an overdevelopment of the site even if it complies with the key planning controls (i.e. an acceptable environmental performance). In this regard, the proposal departs from the height standard at Clause 21(1) of Division 3 in Schedule 3 of SEPP (Major Development) 2005;
- if approved the proposal will lead to an unsatisfactory precedent for redevelopment of other adjacent properties within the north eastern part of Redfern that result in similar adverse environmental impacts;

- the excessive height, bulk and scale result in adverse environmental impacts to the adjoining and adjacent properties;
- the proposal represents a significant intensification in use from that existing on the site and increases the bulk and scale of the urban fabric at the north eastern gateway to Redfern;
- the high visibility of the site increases the perception of the proposal's height, bulk and scale;
- consideration should be given to internalising the all required plant and equipment areas so that they are located within the predominant building envelope rather than being located on top of the predominant building envelope;
- the limited separation of the proposed built form and the adjoining property owner's unit accentuates the environmental impacts in relation to visual and acoustic privacy, loss of outlook, loss of views and loss of sunlight;
- consideration should be given to lowering the height of the building to technically comply with relevant planning controls. By lowering the height and reducing the bulk (footprint) to as required under the planning controls, the benefits would be:
 - a development that is consistent with community expectations for the locality;
 - maintain existing panoramic and significant views and vistas;
 - impacts of the building would be expected given the planning controls applying to the site; and
 - a reduction in the intensity of the use on the site which will therefore assist in maintaining existing levels of amenity of adjacent properties.

3.2. The proposal has unacceptable view impacts

As described in the applicant's documentation, the site and the locality in general enjoy panoramic and long distance northern (through the gap between the former TNT Towers buildings), north eastern, eastern and south eastern views and vistas towards the Sydney Central Business District (CBD) and the eastern and south eastern suburbs, including Botany and the Sydney Airport. The existing view (a panoramic picture) from the terrace of Unit 506 is shown below at **Figure 1**.



Figure 1 – Existing panoramic view from the terrace of Unit 506

Notwithstanding the above, it is also acknowledged that a development which fully complied with the relevant planning controls would reduce the aforementioned view corridors. However, the proposal departs from the key density standard of building height pursuant to the provisions of Clause 21(1) of Division 3 in Schedule 3 of SEPP (Major Development) 2005. Therefore and despite the detailed documentation submitted, it is considered that the proposed development will undoubtedly result in an adverse view loss from Unit 506 (see **Figures 2 to 5** at Section n the privacy section below).

The aforementioned lost views whilst not quite iconic are high quality localised (e.g. but not limited to the Redfern Clock tower) and substantial enough to warrant their retention as required by the relevant NSW Land and Environment Court Planning Principle (*Tenacity Consulting v Warringah 2004*) and therefore the proposed built form results in an unreasonable impact. It is noted that the Tenacity view sharing principle does not permit the destruction of views even if a proposal complies with the relevant controls and particularly if a more skilful or appropriate design given the locational context was possible. The proposal obviously conflicts with Tenacity in that existing views and vistas are lost from primary living rooms and the principal area of private open space at Unit 506.

This view loss will also be attributable to non-complying elements of the building. The view impacts are not considered to be moderate as they result in a loss of direct easterly and south easterly panoramic views (and visual privacy impact and loss of direct solar access during the AM period to Unit 506).

3.3 Visual privacy

The site and surrounding locality are located in an area undergoing significant redevelopment for medium to high density mixed use (predominantly residential) purposes. Varied building typologies are found in the area. The relative topographical consistency (top of the north eastern Redfern ridgeline) between the site and its immediately properties and the relatively dense built form environment generates a pattern of relatively closely spaced built form with limited buffers provided between properties. As a result there is mutual overlooking of private and communal open space areas of adjacent properties.

Notwithstanding the above, limited separation (12 metres in some cases) is provided between properties (to the terrace at Unit 506 from the window of Apartment 6 at proposed Level 6). However and despite privacy being a desirable element for residential amenity, the proposed 18 storey built form will undoubtedly result in a loss of residential amenity to the adjoining property owner. Not only does the built form reduce existing panoramic views and vistas (see Section 3.2 above), it will also result in material aural and privacy impacts. The proposed western elevation contains 14 windows at each level some of which are provided with a direct line of sight to the primary living room and principal area of private open space at Unit 506. This unquestionable loss of aural and visual privacy is directly attributable to the non-complying elements (height and setbacks) of the proposed built form.

Figures 2 to 5 provide a comparison of the existing outlook and visual privacy (from the terrace and open plan primary living room) from Unit 506 as compared to that with the future built form.



Figure 2 – Existing view outlook location #1 and superimposed future built form



Figure 3 – Existing view outlook location #2 and superimposed future built form



Figure 4 – Existing view outlook location #3 and superimposed future built form



Figure 5 – Existing view outlook location #4 and superimposed future built form

3.4 Wind assessment

Redfern and particularly the site and its immediate locality is heavily affected by prevailing winds as it sits on the top of the central Redfern ridge. Notwithstanding that a Wind Report has been submitted with the application, no wind tunnel testing or modelling had been undertaken at either the ground level, proposed mid building levels or its top levels. As such the report only addresses the general wind and localised effects. Based on this limited research all recommendations have only been made, in principle only.

Given the proposed height and density of the proposal, coupled with the prevailing environmental constraints and topographical location of the site and locality it is considered of paramount importance to ensure that additional wind impacts generated by the proposal be specifically modelled and tested to ensure amenity levels internal and external to the site are at the very least maintained. It is also noted that the Wind Report provided numerous recommendations for additional design related measures to reduce future wind related impacts at all levels of the building. These recommendations (unless adding to the visible bulk and scale) should be imposed as conditions of development consent to maintain existing pedestrian and community amenity should the SSD be considered favourably.

3.5 Traffic and parking impacts

Redfern suffers from chronic traffic gridlock resulting from existing development density and land uses. Whilst on site car parking is neither required or proposed, the loading/unloading requirements and delivery vehicle requirements for the site's future full land use (all non-residential uses at the ground floor and laneway) should be carefully considered. Whilst it is acknowledged the proposal technically complies with the car parking requirements the submitted traffic report states that the provision of loading/unloading and the increased intensity of land use will not give rise to adverse traffic impacts.

The majority of adjacent properties use William Lane which is a very narrow one way carriageway for vehicular access and egress. During the AM and PM peak hours there is the potential for substantial vehicle numbers and pedestrians trying to enter/leave the locality, all via William Lane in an attempt to join the already saturated surrounding arterial roads. William Lane also has poor sight distances, blind corners and queuing of vehicles exists and will be further exacerbated by the proposal. In addition to normal motor vehicle use, William Lane is also used by service vehicles (loading and unloading) and Council garbage trucks and fire engines (as/when required). This mixed use of William Lane results in unacceptable queuing of vehicles and has the potential for severe pedestrian and motor vehicle conflict, given the desire to create the pedestrianised through site link between Redfern Street Laneway and William Lane.

Other issues to consider include:

- the requirement for future traffic calming methods along Regent Street;
- vehicular/pedestrian conflict along William Lane and the through site link;
- the queuing of vehicles in accessing/exiting the site during the AM and PM peak hours;
- queuing for the use of the single loading bay at typical loading bay times for the non-residential uses;
- acoustic impacts related to the use of the loading/unloading bay particularly at the lower levels of the adjacent buildings (specifically the eastern elevation of 157 Redfern Street);
- hours of operation for the proposed loading/unloading bay; and
- zero parking spaces for the retail uses.

3.6 Construction and traffic management

Given the scale of the development proposed and the site's/locality's environmental constraints (major arterial road signalised intersections, bus lanes, existing built form, sensitive and non-sensitive land uses, one way streets, traffic gridlock, service vehicles, noise etc), the submitted Construction and Traffic Management Plan should be imposed as a condition of development consent (assuming a favourable determination of the proposal and assuming its adequacy).

3.7 Dilapidation report, photographic survey and geotechnical investigation

As substantial construction works are required to accommodate the proposed built form, coupled with the site's topographical features, the location of adjoining and adjacent buildings and boundary walls and the density of the locality, it is considered appropriate that Council impose a condition of development consent (assuming a favourable determination) requiring the preparation and submission of a dilapidation report and photographic survey of the relevant adjoining/adjacent buildings (specifically 157 Redfern Street and all relative apartments within) and walls prior (prior to the release of a CC) and post construction (prior to issue of an OC). It is requested that the applicant be required to provide these reports to the adjoining property owner for their own records.

This will ensure that if the construction works have an adverse impact on the structural integrity of the adjoining buildings and walls, the adjoining property owner has an appropriate course of action (safety net) with the applicant/builder.

In addition to the above it is requested that the DoPE thoroughly review the submitted Geotechnical Report to ensure the site and its underground conditions are suitable to accommodate the 18 storey built form. Furthermore this report should also provide detailed construction methodology recommendations and to assist in the adequate maintenance of runoff and water flows on/to adjoining properties. These recommendations should also be imposed as appropriate conditions of development consent assuming a favourable determination of the current proposal.

3.8 Acoustic assessment

Whilst the acoustic assessment report submitted with the DA appears to demonstrate that the proposal will not result in any adverse acoustic impacts (internal and external to the site), its assessment is not entirely complete as a detailed review of all external mechanical plant has not been undertaken. Therefore the true acoustic impacts of the proposal are unknown.

It is requested that should the DoPE be of a mind to favourably determine the DA, the following issues be considered and adequately addressed:

- the proposed non-residential uses at the ground floor opening to the laneway have not been fully determined other than the dance studio which in itself may lead to an unsatisfactory acoustic outcome. Other uses could range from a shop, cafe, bar or small business office;
- the requirement for all mechanical plant and equipment (such as required for air conditioning) to be appropriately located and acoustically attenuated. This will significantly reduce the external acoustic impacts of such equipment. Furthermore there is no impediment for all required plant and equipment to be located within the basement level; and
- the imposition of a condition requiring all mechanical plant and equipment to comply with the highest acoustic criteria;
- confirming what the 12 special events per year for the outdoor terrace may relate to and whether they are an acceptable/appropriate event;
- the aural privacy impacts associated with the extensively permitted public access to and use of the proposed through site link (laneway);
- excessive hours of operation for the retail components (6am to 12 midnight) and the resultant acoustic impacts, not to mention the increased potential for anti social behaviour given the extended proposed trading hours;
- the imposition of appropriate conditions relating to:
 - restricting the number of students on the terrace to 100 at any one time;
 - prohibition of amplified music on the outdoor terrace; and
 - limiting access to the outdoor terrace between 7am and 10pm.

3.9 Shadow diagrams

Although the shadow diagrams submitted with the application detail a myriad of shadow types, they do not in any way demonstrate the impact of overshadowing on the eastern elevation of 157 Redfern Street and in particular Unit 506, an east facing apartment. It is therefore requested that the DoPE thoroughly consider the overshadowing impact to the eastern elevation of 157 Redfern Street. As Unit 506 has an easterly orientation and no other openings, solar access is only available during the AM period. Despite being located directly to the site's west, the applicant's documentation does not depict any overshadowing of this elevation during this period. This is considered be incorrect as due to the existing development density (built form) in the surrounding locality direct solar access to this crucial facade is already limited.

3.10 Asbestos

Substantial demolition of the existing aged built form is proposed. If asbestos is found to be present on the site, the following advising/condition is recommended:

'Specialised controlled demolition of the current buildings is to be carried out only by contractors licensed in asbestos removal to arrest and encapsulate airborne dust particles and dispose of such debris in a licensed hazardous waste pit in accordance with the relevant Australian Standard(s).'

The above works would be included within an Asbestos Management Plan in accordance with the Code of Practice: *How to Manage and Control Asbestos in the Workplace* [Safe Work Australia, 2011].

3.11 Works outside of the site boundary

The proposed Landscape Plan depicts works outside of the site's legal property description. No objection is raised in principle to these works as they will provide undoubted public domain benefits, however, it is unclear as to whether the correct or all required landowners consents has/have been provided.

4. Conclusion

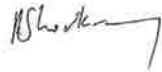
Following a detailed review of the available information provided with the SSD, the adjoining property owner acknowledges the rights of the applicant to redevelop their site, albeit appropriately and strictly in accordance with the applicable planning controls. However, to comply with the aforementioned, amendments to the design will be required. It is requested that the DoPE thoroughly consider the issues in the preceding sections of this submission prior to its determination.

The non-complying features of the proposed development will have a materially detrimental impact on the visual privacy, acoustic, solar amenity and view loss relative to Unit 506 at 157 Redfern Street. At the very least amendments should be made to the design having regard to the above issues raised

and/or the imposition of suggested conditions of development consent. Should amended plans be submitted addressing the abovementioned concerns, we request that the adjoining property owner be re-notified. Furthermore the adjoining property owner (and other affected owners) would have no hesitation in meeting with DoPE and the applicant (despite the previously alleged community consultation) to discuss the issues raised in this submission. Such a meeting may result in an acceptable outcome to all parties. The adjoining property owner is not adverse to progress and the appropriate redevelopment of the locality, albeit in accordance with the relevant planning controls, which is a realistic expectation of the community.

Should you have any further queries or require clarification of the matters contained herein, please do not hesitate to contact the undersigned.

Yours faithfully



Scott Lockrey
Director

Simon Truong

From: Audrey Chee <achee@urbis.com.au>
Sent: Sunday, 1 February 2015 9:08 PM
To: Simon Truong
Subject: Submission to SSD 6724, Student Accommodation at 60 - 78 Regent Street, REDFERN

1 February 2015

Attention: Simon Truong, Senior Planner
Department of Planning and Environment
By email: simon.truong@planning.nsw.gov.au

Re: Submission to SSD 6724, Student Accommodation at 60 - 78 Regent Street, REDFERN

Dear Simon,

My husband and I own unit 10.09 at 7 - 9 Gibbons Street, Redfern which is situated on the eastern side of the building and is orientated towards the rear of the proposed development.

Firstly we note the EIS outlined the community consultation period but we would like to advise that the construction of 7 - 9 Gibbons Street was not completed (thus we had not settled on the property) when that consultation occurred so we had no opportunity to discuss the proposal.

This submission has been prepared on the basis of the length of the tower form and its setback from the site's southern boundary. These matters are non compliant and there is no reasonable justification for compliance not to be achieved. Our unit is identified within the EIS and Bates Smart report as not receiving solar access for 2 hours and obviously our current north-easterly district views will now be lost from the proposed building form. With this in mind, it is imperative that the existing level of amenity of our unit is maintained by retaining what remains of our south-easterly district views. This would be achieved by the proposals compliance with design guidelines relating to maximum tower length and setback from the site's southern boundary.

It is accepted that the slim, elongated tower form is the most appropriate design resolution which achieves adequate separation distances from the recently constructed adjacent towers to the site's west and north west (7 - 9 Gibbons Street and 157 Redfern Street). Strict compliance with separation distances under SEPP 65 guidelines as well as the front setback control would render development unfeasible, hence variation from these provisions is reasonable.

However, the proposal fails to achieve and appropriately address the setback distances required from the southern boundary under the RWA Draft Urban Design Guidelines for Redfern. A minimum of 6.5m is required for tower forms below 8 storeys and 9m for 8 and more storeys. The tower form below 8m marginally does not comply and more concerning is the significant non-compliance with the 9m setback above 8 storeys (proposal achieves approximately 5m to 7m setback) which has not been justified in the EIS. It is fundamental that setback distances be achieved to enable appropriate separation with a future development on the corner of Regent and Marion Street.

This non-compliance in turn triggers a further non-compliance with the maximum 40m length of a tower form under the RWA guidelines in which the tower proposed to be greater than 45m length.

As the site is located in a prominent position of Redfern and is situated in close proximity to other high rise developments, it is imperative that the proposed tower form uphold the RWA Guidelines design principles for high rise developments to achieve appropriate separation and amenity between tower forms; whilst achieving appropriate visual breaks between built form elements. The current building form creates a large wall effect to Regent Street due to its tower length and reduced setbacks. In addition to modifying the building form to achieve

compliance, the design should have a greater level of articulation and diversity in architectural composition and materials to reduce its visual mass.

View sharing is also a key design principle that is required to be achieved and this has not been satisfactorily addressed. An additional side setback (as required) will enable reasonable view sharing opportunities between tower forms. The EIS identifies that 2 hours of sunlight is not achieved for our unit (identified in the Bates Smart report as "type J" apartment) and therefore it is even more important that enhanced view lines from the unit be achieved to maintain reasonable amenity.

Overall, we submit that an elongated slim tower form is an appropriate design response but no justification has been provided for non compliance with the building length and setback from the south. It is therefore requested that the tower form be redesigned to comply with the 40m length and 9m setback from the southern boundary; whilst maintaining the current proposed setbacks from the site's western adjoining properties. The changes would ensure the building satisfies the critical design principles for the precinct which have been established to provide protect a reasonable amenity for existing apartments and future apartments in this precinct.

If you have any questions, please do not hesitate to contact me by the email achee@urbis.com.au

Regards

Audrey Chee
Sent from my iPad

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of GRANT WHYTE <AGWHYTE@TPG.COM.AU>
Sent: Thursday, 29 January 2015 8:49 PM
To: information-Planning
Subject: Comment on application SSD 14_6724

For the attention of the General Manager / Planning Manager / Planning Department

Application SSD 14_6724
Address 60-78 Regent Street, Redfern, NSW
Description 60-78 Regent Street, Redfern - Partial demolition of existing buildings (substantial retention of the Regent Street façade) and construction of an 18 storey student accommodation building consisting of 134 units with a total of 370 beds with retail and community space at ground floor.
Name of commenter GRANT WHYTE
Address of commenter 12A COPE STREET REDFERN
Email of commenter AGWHYTE@TPG.COM.AU

Comment

The 2x 18 story buildings there are already enough! its going to look a total eyesore!
Start thinking about envoiment this is really going to impacted on the area that is just starting to lift its status
student accommodation does nothing to add value or help the CBD of Redfern.
I have been a long time supporter of Redfern and love living here this really is going to put Redfern back 10 years as it was.
Not that Like the 2x 18 story buildings but at least working people are looking after them and occupants are spending money in area surely this is one of the most important factors Students spend very little!
You only need to look at Auckland NZ the downtown is a mess, it used to be very beautiful and now it is ruined with student high raise's everywhere it truley is a disgrace.
You also are NOT consdidering the 2x 18 story buildings how there light and views are going to be effected!

PLEASE FOR THE SAKE OF OUR FANTASTIC SUBURB PLEASE STOP IT!

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Michelle Maarhuis
<michellemaarhuis@gmail.com>
Sent: Tuesday, 20 January 2015 4:12 PM
To: information-Planning
Subject: Comment on application SSD 14_6724

For the attention of the General Manager / Planning Manager / Planning Department

Application SSD 14_6724
Address 60-78 Regent Street, Redfern, NSW
Description 60-78 Regent Street, Redfern - Partial demolition of existing buildings (substantial retention of the Regent Street façade) and construction of an 18 storey student accommodation building consisting of 134 units with a total of 370 beds with retail and community space at ground floor.
Name of commenter Michelle Maarhuis
Address of commenter 92 Cope Street Waterloo
Email of commenter michellemaarhuis@gmail.com

Comment

This project should NOT be approved.

The area directly surrounding is already heavily densely populated with tall apartment buildings. You would be obstructing the view from local businesses and adjacent apartment complexes. It would be a travesty to inject another unnecessary tower into the area. Not only is it visually displeasing, it will create a further draft to the already wind tunnel that leads through to Redfern Station. It will cast a shadow over Regent Street.

There are also a high number of developments recently approved in the area, you are putting local residents at risk of not being able to rent out their properties and potential market crash for Redfern.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



From: Geoff Turnbull <geoff@turnbulls-au.com>
Sent: Tuesday, 3 February 2015 8:14 AM
To: Simon Truong
Subject: 60-78 Regent Street, Redfern Mixed Use Student Housing

Dear Simon

I wish to make a quick submission objecting to the above development.

The proposal does not fit within the RWA's Urban Design Principles for the Redfern Centre. We are concerned that these principles we put in place to cover the complexity of this block. The community was involved with the RWA in developing these design guidelines and the process was handled under the RWAs Built Environment Ministerial Advisory Committee and should be given community weight.

It is important that there be adequate separation between highrise buildings and we support the enforcement of the 18m separation at tower level. We note however that the proponent cannot be responsible for another developer not following the requirements that each development equally contributes to this separation.

The Igloo proposal to gain greater separation by moving the building towards the front of the block by cutting the Setbacks required onto Regent Street cannot be supported. The design guidelines were developed to preserve the street front and to ensure that high rise development was set back so as not to adversely visually impact on Regent Street. This set back is as important as the tower separation and the design guidelines should not be overridden so that the Igloo development can be squeezed onto this block.

A decision to allow this building to come forward will set the precedent for all future developments along Regent Street and have a long term impact on both the wind effect in this high wind area and on the visual amenity on the street where the towers are not setback from the street front.

Please take these issues into serious consideration during the assessment. A building which drastically exceeds separation controls and the design guidelines should not be allowed on this site.

Finally REDWatch as the main resident group in the Redfern Waterloo area was not contacted by the proponent and we were not aware of any opportunity for the community to meet with the proponent and discuss the development.

Regards,

Geoff
Geoffrey Turnbull
Spokesperson
REDWatch
Ph Wk: (02) 8004 1490 Mob: 0418 457 392
email: mail@redwatch.org.au
web: www.redwatch.org.au